PHASE II ENVIRONMENTAL SITE ASSESSMENT
FOR
LITTLE GEYSERS CHILD CARE CENTER
603 YELLOWSTONE AVENUE
WEST YELLOWSTONE, MONTANA 59758

Prepared for:

U.S. ENVIRONMENTAL PROTECTION AGENCY
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Denver, Colorado 80202

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LIST OF ACRONYMS

ACM	asbestos-containing material
AHERA	Asbestos Hazard Emergency Response Act
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	contaminant of concern
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
HA	homogeneous area
HEPA	high-efficiency particulate air
LBP	lead-based paint
mg/cm^2	milligrams per square centimeter
N/A	Not applicable
O&M	Operations and Maintenance
PCB	polychlorinated biphenyl
P.G.	Professional Geologist
PLM	Polarized Light Microscopy
PPE	personal protective equipment
QA	Quality Assurance
QC	Quality Control
RACM	regulated asbestos-containing material
REC	recognized environmental condition
SAP	Sampling and Analysis Plan
sq. ft.	square feet
START	Superfund Technical Assessment and Response Team
SOO	Statement of Objectives
TBA	Targeted Brownfields Assessment
TDD	Technical Direction Document
WESTON	Weston Solutions, Inc.
XRF	X-ray fluorescence

SUMMARY

The United States Environmental Protection Agency (EPA) tasked the Weston Solutions, Inc. (WESTON) Superfund Technical Assessment and Response Team (START) to assist the EPA in conducting a Phase II Environmental Site Assessment (ESA) at 603 Yellowstone Avenue located in West Yellowstone, Montana (subject property, Figure 1).

SCOPE OF WORK

This Phase II ESA was conducted in accordance with Technical Direction Document (TDD) 0003/1602-07 and *ASTM International E1903-11– Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*. The purpose of a Phase II ESA is to achieve the objectives set forth in the *Statement of Objectives* (SOO) developed by the EPA, user(s), and the Phase II Assessor. Goals for this Phase II ESA were to acquire and evaluate sufficient information to determine the location and concentration of potential environmental contamination at the subject property, if present. The specific SOO for this Phase II ESA were as follows:

- Assess and evaluate suspected contaminants that may be present at the subject property. Develop sufficient information to reasonably render a professional opinion that, with respect to the potential concerns assessed, hazardous substances either are or are not are present at the property, including the concentrations of the substances if present;
- Gather and provide sufficient data to assist the Targeted Brownfield Assessment (TBA) recipient to make informed decisions with regard to the future use of the property; and
- Gather sufficient data to provide cost estimates for properly disposing of hazardous materials, remediation, and or demolition, if necessary.

SITE BACKGROUND

The subject property is located in West Yellowstone, Montana in an area currently developed as commercial and residential. As early as 1947, the property was utilized as a hardware store and lumber yard. The building on-site was first documented to be present in 1960, but was likely developed prior to that (believed to be 1940's). Until 1999, the property was run as a hardware store, but then transitioned into the current use as a childcare facility under the name: Little Geysers Child Care Center.

Habitat for Humanity of Gallatin Valley Inc. is interested in acquiring the property and redeveloping the Site into additional worker housing for the Town of West Yellowstone. The Phase I ESA completed by START (WESTON, 2016a) identified the possibility of asbestos-containing material (ACM), lead-based paint (LBP) and other environmental hazards being

present, due to the age of the building. The Phase II ESA was performed as a result of the findings of the Phase I ESA.

SUMMARY OF RESULTS AND CONCLUSIONS

Phase II assessment fieldwork was conducted on April 16th, 2016, with follow-up sampling on June 22nd, 2016. Results of the Phase II ESA has confirmed the presence of COCs at the subject property. The following list is a summary of the results and conclusions regarding COCs and associated media identified by START at the subject property:

Asbestos Containing Material (ACM)

Of the 42 samples submitted for laboratory analysis, a total of eight samples were determined to be "positive" (>1% asbestos) for asbestos. The following table indicates the locations and estimated extent of ACM identified at the subject property. See Sections 5.1 and 6.1 of this report for a more detailed breakdown.

ACM Material	Estimated Volume / Extent (Approximate)	Location
Drywall	1,768 sq. ft.	Ceilings of upstairs Laundry, Apartment 2 water heater closet, and Apartment 1; and Select walls of Apartments 1 and 2
Plaster	884 sq. ft.	Upstairs ceiling (apartment 2)
Linoleum	108 sq. ft.	Upstairs bathroom (apartment 2)

Notes:
sq. ft. = square feet

Based on the results of the ACM survey, asbestos is present in building. ACM is considered to be a COC in relation to the Site.

Lead-Based Paint (LBP)

Based on the LBP screening, there were no elevated X-ray fluorescence (XRF) results reported for lead at concentrations above 1 mg/cm^2 identified at the Site. LBP is not considered to be a COC in relation to the Site.

Polychlorinated biphenyls (PCBs), Mercury, and Mold: A summary of the observations regarding the visual inspections conducted are presented below:

- Of the light ballasts observed, only non-PCB ballasts were identified. None of the light fixtures observed in the building appeared to be leaking fluids. PCBs are not considered COCs in relation to the Site.

- Four mercury-containing thermostat switches were observed in the building. Two mercury switches are located on the first floor and two mercury switches are located on the second floor of the building. Mercury is considered a COC in relation to the Site.
- No mold was encountered at the Site. Mold is not considered a COC in relation to the subject property.

SUMMARY OF RECOMMENDATIONS

Based on the results of the environmental assessment, START recommends the following:

- Based on the ACM identified at the site, if the building is to be used as housing as-is, START recommends creating and implementing an ACM Operations and Maintenance (O&M) Plan to monitor the condition of ACM identified. Prior to any renovation or demolition of the subject property, conduct ACM remediation when feasible. Prior to any renovations, work penetrating the ceilings, or demolition a proper plan for mitigation and/or disposal of ACM should be developed, and any work conducted should be performed by a company certified to handle ACM materials.
- Based on the results of the drywall homogeneous areas (HAs) encountered in Apartment 1 during this ACM survey, all drywall extents in the eastern half of Apartment 1 as indicated on Figure 3 is considered ACM. However, additional asbestos sampling conducted in Apartment 1 during future renovation activities could result in portions of the drywall ceilings and/or walls currently considered ACM to be proven non-ACM.
- If PCB-containing equipment (e.g., light ballasts) is encountered during renovation or repair activities, it should be properly removed and disposed.
- The mercury-containing thermostat switches should be removed and properly disposed.

SUMMARY OF CONCEPTUAL COST ESTIMATE TO CLEANUP

Conceptual costs were determined based upon information obtained from RS Means Building Construction Cost Data 2016 (RS Means, 2016). Actual bids from companies to perform the work may vary from this estimate depending on local conditions and other factors outside of the assessor's knowledge. Final design specifications, features, and cost of the actual remedy will need to be developed by a certified contractor prior to beginning cleanup and may differ from the conceptual design presented.

The following table contains a cost estimate to remediate/remove and dispose of ACM at subject property.

Contaminant Remediation Tasks	Remediation Cost
ACM Abatement and Disposal	$29,666.56
20% Contingency	$5,933.31
Total	**$35,599.87**

This summary is intended to be a general description of the scope of work, results, conclusions, and recommendations identified as a result of the Phase II ESA of the subject property; however, this section is not intended to be a "stand alone" document or to include the basis of all conclusions presented. The report should be read and used in its entirety. Information included in this section is subject to the scope of services and limitations noted in the original TDD and in this complete report.

1.0 INTRODUCTION

1.1 SCOPE OF WORK AND PURPOSE

The Weston Solutions, Inc. (WESTON) Superfund Technical Assessment and Response Team (START) conducted a Phase II Environmental Site Assessment (ESA) for the Little Geysers Child Care Center located at 603 Yellowstone Avenue West Yellowstone, Montana (subject property) (Figure 1). The ESA was conducted in accordance with Technical Direction Document (TDD) 0003/1602-07 and *ASTM International E1903-11 – Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.* The purpose of a Phase II ESA is to acquire and evaluate information sufficient to achieve the objectives set forth in the Statement of Objectives (SOO) developed by the user(s) and the Phase II Assessor. The scope of a Phase II ESA is related to the activities agreed upon to meet the objectives of the investigation as defined in the SOO which are subject to ongoing evaluation and refinement as the assessment progresses. The SOO developed for this subject property is presented in Section 1.2.

This Phase II ESA report contains the results of the data collection activities and associated quality assurance/quality control (QA/QC) measures conducted specific to the subject property. Information used to conduct this Phase II ESA was based upon reasonably ascertainable, visually and physically observable conditions, and included testing or sampling of materials. The structure of this report is based on the ASTM International (ASTM) E1903-11 standard.

1.2 STATEMENT OF OBJECTIVES

The objectives were developed by the Habitat for Humanity of Gallatin Valley Inc. (user), START (Phase II Assessor) and the United States Environmental Protection Agency (EPA) to obtain sound, scientifically valid data concerning actual property conditions at the subject property with respect to the presence or the likely presence of target analytes/substances including, but not limited to, those within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The SOO for the subject property were determined during the project scoping meeting held on March 15th, 2016 and as a result of the Phase I ESA conducted by WESTON on the Site (WESTON, 2016a). The Phase II ESA objectives determined for the subject property were as follows:

- Assess and evaluate suspected contaminants that may be present at the subject property. Develop sufficient information to reasonably render a professional opinion that, with respect to the potential concerns assessed, hazardous substances either are or are not are present at the property, including the concentrations of the substances if present;
- Gather and provide sufficient data to assist the Targeted Brownfield Assessment (TBA) recipient to make informed decisions with regard to the future use of the property; and
- Gather sufficient data to provide cost estimates for properly disposing hazardous materials, if necessary.

2.0 SUMMARY OF BACKGROUND INFORMATION

The subject property is located in West Yellowstone, Montana, in an area surrounded by commercial and residential development. The TBA recipient, Habitat for Humanity of Gallatin Valley Inc., has an interest in rehabilitating the property for worker housing, in cooperation with the Town of West Yellowstone. The stakeholders would like to determine the extent and locations of possible contaminants before moving forward with the transaction.

2.1 PROPERTY DESCRIPTION, LOCATION, AND HISTORY

The subject property is approximately 0.344 acres located at 603 Yellowstone Ave. West Yellowstone, Montana at 44.659005°N latitude and -111.111007°W longitude. It is an approximately 7,000 sq. ft. two-story building with multiple storage units, which currently functions as a day care facility, under the name of Little Geysers Child Care Center. In the past, the facility had been used as a hardware store and lumber yard.

The property is considered for acquisition by Habitat for Humanity of Gallatin Valley Inc., in cooperation with the Town of West Yellowstone. The Phase I ESA, performed by START, highlighted the possibility of asbestos containing material (ACM), lead-based paint (LBP), and other environmental hazards being present, due to the age of the building. The Phase II ESA was performed as a result of the conclusions of the Phase I ESA. Habitat for Humanity of Gallatin Valley Inc. is currently planning on remodeling the building to allow for additional worker housing. Lack of workforce housing for the tourist season has placed a strain on the surrounding community and must be addressed. This property is surrounded by a mix of residential single and multi-family homes and commercial businesses.

2.2 PREVIOUS ENVIRONMENTAL REPORTS AND RECORDS

Previous environmental reports and/or records, if available, were obtained by START from various sources, including local agencies, and reviewed for information relating to the subject property. A summary of records obtained is provided below.

Document: Phase I Environmental Site Assessment for Little Geysers Child Care Center **Prepared for:** EPA and Habitat for Humanity of Gallatin Valley Inc. **Prepared by:** START **Date:** 4/8/2016 **Report Source:** START	**Report Summary:** The report is a recent ESA of the subject property and was conducted according to the current ASTM standard. **Information Relating to the Subject Property:** This Phase I ESA concluded that there is potential for ACM, LBP, PCBs, and mercury-containing equipment to be present at the subject property due to the age of the building. Based on this conclusion, a Phase II ESA is recommended in order to investigate the building materials. No other recognized environmental conditions (RECs) were identified in relation to the subject property.

Document: TBA Application **Prepared for:** EPA **Prepared by:** Habitat for Humanity of Gallatin Valley Inc. **Date:** 2015 **Report Source:** EPA	**Report Summary:** The application gives brief summaries of site background information and environmental conditions at the site. The application also provides contact names(s) and phone numbers for stakeholders, and potential redevelopment plans. **Information Relating to the Subject Property:** This application provided the background and history of the Site. Past uses were as a hardware store and currently as a daycare facility. The Site is part of a property acquisition which would involve rehabilitation of the buildings, for additional worker housing.

3.0 DESCRIPTION OF WORK PERFORMED AND RATIONALE

This section summarizes the work performed and rationale for the work conducted to meet the SOO developed for the investigation as documented in the approved Sampling and Analysis Plan (SAP) for the subject property (WESTON, 2016b). Deviations from the approved SAP for this Phase II ESA are presented in Section 3.4.

Based upon the SOO developed for the subject property, a building inspection was conducted as part of this Phase II ESA. The investigation included visual inspection, field screening, and/or sample collection for laboratory analysis. Details of the individual media investigations along with rationale are presented below. Photographs of field activities are included in the Photograph Log presented in Appendix A. The Phase II fieldwork was conducted on April 16th, 2016 and June 22nd, 2016.

3.1 ACM

Due to the age of the structure, this Phase II ESA involved an ACM survey, including the collection of bulk asbestos samples. Surveys were conducted by State of Montana-accredited Asbestos Building Inspectors: Mr. Tom Cartier and Mr. Michael Cherny. Visual inspections were conducted on areas of the structures where an individual performing demolition or renovation operations may encounter regulated asbestos-containing material (RACM). Sample locations and the total number of samples were based on Asbestos Hazard Emergency Response Act (AHERA) standards (EPA, 1985) and/or the best professional judgment of the inspector. Each potential RACM location was touched to determine if it was friable. Bulk samples were collected of all suspect friable and non-friable RACM and submitted to an asbestos-certified laboratory for analysis.

ACM samples were delivered to Reservoirs Environmental in Denver, CO. Bulk samples were analyzed by PLM analysis by Method EPA 600/R-93/116 to determine asbestos content.

3.2 LBP

Due to the age of the building at the subject property, this Phase II ESA involved a LBP survey by LBP Inspector, Mr. Thomas Cartier. In order to conduct the LBP survey, x-ray fluorescence (XRF) instrument was used on painted surface locations to determine if materials were positive for lead ($\geq$1 mg/cm^2). Visual inspections were conducted on areas of the buildings and XRF readings were collected based upon the best professional judgment of the risk assessor.

3.3 VISUAL INSPECTIONS

Due to the age of the building, visual inspections were conducted for polychlorinated biphenyl (PCB) ballasts, mercury thermostats, and mold. The visual inspection included presence/non-presence determination of the hazards, and quantity and location information was documented where possible, but no samples were collected.

3.4 DEVIATIONS FROM THE SAMPLING AND ANALYSIS PLAN

Due to the ongoing evaluation and refinement of the SOO, changes can occur to the approved SAP based upon site conditions encountered. No deviations from the approved SAP were identified during this Phase II ESA.

4.0 DESCRIPTION OF METHODS USED

4.1 ACM

Asbestos Bulk Sampling

Personnel performing the sampling wore personal protective equipment (PPE) appropriate to the hazard(s) presented and included gloves, Tyvek, booties, hard hats, and/or high-efficiency particulate air (HEPA) respiratory protection. Asbestos bulk samples were randomly collected using the grid system described in the EPA publication "*Asbestos in Buildings – Simplified Sampling Scheme for Friable Surfacing Materials"* (EPA, 1985). The following general sampling guidelines were followed during the inspection, as applicable:

- In areas where homogeneous suspected RACM (surfacing) was less than 1,000 square feet (sq. ft.), three randomly collected bulk samples were collected from each area;
- In areas where homogeneous suspected RACM (surfacing) was at least 1,000 sq. ft. but less than 5,000 sq. ft., five randomly collected bulk samples were collected from each area;
- In areas where homogeneous suspect RACM (surfacing) was at least 5,000 sq. ft., seven randomly selected bulk samples were collected from each area;
- For miscellaneous potential ACMs, a minimum of one bulk sample was collected for each type.

Quality Assurance (QA)/Quality Control (QC)

No QA/QC activities or sample types were required based upon the assessment techniques and sample collection methods.

Laboratory Analytical Methods

Samples collected were sent to Reservoirs Environmental Inc. in Denver, CO for polarized light microscopy (PLM) analysis by Method EPA 600/R-93/116 to determine a visual estimation of asbestos content and, if applicable, Method EPA 600/R-93/116 (400 Point Count).

4.2 LBP

XRF Readings

XRF in-situ readings were collected using an Innov-X Alpha Series handheld XRF instrument to analyze painted and coated surfaces (interior and exterior) for lead during this Phase II ESA. XRF readings of walls, windows, and other painted surfaces in each room equivalent were collected. Room equivalents include painted or coated surfaces that are not considered to be separate rooms such as hallways and closets. A representative number of sample readings were

collected from a subset of rooms considered by the certified LBP inspector to be of like coated surfaces.

In general, locations where the paint appeared to be thickest were selected for XRF analysis. Locations where paint was worn away or scraped off were avoided. Areas over pipes, electrical surfaces, nails, and other possible interferences were also avoided. The XRF probe faceplate was allowed to lie flat against the surface of the test location to obtain a quality reading.

QA/QC

The following QA/QC activities were conducted as part of this investigation:

- XRF Standardization Readings – XRF standardization readings were collected prior to use, every four hours during use (as applicable), and following use to verify accuracy.

No other QA/QC activities or sample types were required based upon the assessment techniques and sample collection methods. Based on the results of the standardization readings, all results reported are considered acceptable. Results of the QA/QC activities are presented in Table 4.

Laboratory Analytical Methods

Due to no inconclusive readings reported by the XRF instrument, no paint chip samples were collected for laboratory analysis.

4.3 PCBS, MERCURY, AND MOLD

Visual Inspections

Visual inspections were conducted for presence/non-presence of mercury thermostats, PCB ballasts, and mold. Suspect hazards encountered, if any, were documented in field notes and/or photographed.

5.0 PRESENTATION OF INFORMATION AND DATA ACQUIRED

5.1 ACM

A total of 42 bulk samples were collected from the Site and submitted for PLM analysis. ACM sample results are shown in Tables 1 through 3. Locations with positive results (> 1% asbestos) are displayed on Figure 3. Of the samples collected, the following number of samples was collected of each bulk material.

Bulk Material	Number of Samples Collected
Drywall (Sheetrock, compounds, and/or textures)	19
Plaster	14
Ceiling tile	2
Floor tile and mastic	1
Linoleum	1
Carpet mastic	1
Baseboard	1
Insulations	3

In addition, the following assumptions and items of note were observed during the ACM survey:

- Due to the building being occupied and in use, asbestos sampling was discrete and non-destructive.
- When appropriate, samples were collected from areas of the building material already damaged or disturbed.
- Sample LGC-CD01-003 was interpreted in the field as being drywall, when in fact it was a plaster sample. Likewise, samples LGC-CP01-031 and LGC-WP01-033 were assumed to be plaster, when in fact they were both drywall.
- A wooden subfloor was observed below all carpeted areas, except for a linoleum found in an upstairs bathroom.
- Drywall samples included sheetrock, tape, compound, and/or texture components. The first floor was all drywall and the newer addition to the second floor was also drywall. Older sections of the second floor were predominately plaster, but renovated sections had drywall or a mixture of plaster and drywall.
- No suspect window glazing was observed at the subject property; caulking was newer rubberized sealant when present.

- Ceiling tiles were present only on the first floor of the building, and no glue dots were observed.
- No pipe insulation was observed in the crawlspace, and only fiberglass insulation was used on heating and cooling systems. Additionally, no sink coatings were encountered.
- The first floor of the building was gutted and remodeled in 1999.
- For the second floor, the living space closest to the road was considered as Apartment 1 and the living quarters to the north, separated by the shared laundry area, was considered Apartment 2 (see Figure 3). Apartment 1 was constructed in 1947 and Apartment 2 was constructed in 1951. There was an addition to apartment one in 1981.
- A wooden deck and storage sheds were also present on the property, but these were composed of non-suspect materials.

5.2 LBP

A total of 109 XRF readings were taken from the building. The XRF readings are listed in Table 4. The following number of readings were collected from each area:

Location	Readings Count
Exterior	10
Bedroom areas	19
Laundry areas	8
Bathroom areas	21
Kitchens	10
Stair area	3
Other first floor interior areas	18
Other second floor interior areas	20

5.3 PCBS, MERCURY, AND MOLD

The following observations were made during the visual inspections:

- Light fixtures in the building primarily used fluorescent bulbs. A total of 56 ballasts were counted during the inspection. None of the light fixtures observed in the building appeared to be leaking fluids. Presence of non-PCB ballasts was confirmed during the inspection. Because it was not practical to check every ballast, the potential for presence of PCB ballasts still remains; however, due to the similarity of ballasts checked and like-ballasts not checked, the likelihood of PCBs present is considered low.

- Four mercury-containing thermostats were observed. Two mercury thermostats switches were identified on the first floor and two mercury thermostats were identified on the second floor.
- No mold was encountered at the subject property.

6.0 EVALUATION AND INTERPRETATION OF INFORMATION, DATA, AND RESULTS

The evaluation and interpretation of the information, data, and results for the Phase II ESA are presented below. This section summarizes the field screening data, laboratory results, and visual inspection observations to identify the location and extent of contamination. Figure 3 shows the sample locations and/or extent of ACM contamination identified. Field assessment results and laboratory results for the samples are summarized in Table 1 through Table 4. A copy of the laboratory report is presented in Appendix B. Copies of the field sample location maps are presented in Appendix C.

6.1 ACM

Of the 42 samples submitted for laboratory analysis, ten samples were reported as "positive" (>1% asbestos) for asbestos or "trace" (<1% asbestos) for asbestos. Asbestos results ranged from trace to 22% total asbestos. Of the ten samples, eight samples were reanalyzed by point count analysis. Of these eight samples re-analyzed, two samples were point counted below one (LGC-IN01-005 and LGC-WP01-034) and, therefore, are not considered to be ACM. In all, eight confirmed ACM samples were collected at the subject property. The following table indicates the type, condition, and number of samples identified as ACM.

Identified ACM	Condition	Number of ACM Samples
Drywall	Friable	4
Plaster	Friable	3
Linoleum	Friable	1

ACM sample collection locations and approximate extent of ACM are presented in Figure 3. The confirmed ACM sample(s), the asbestos containing layer(s), and the estimated volume of ACM material is presented in Table 1. The sample point counted below one is presented in Table 2. A list of the samples collected that were reported as non-detect for asbestos is presented in Table 3.

Interpretation of Results

ACM flooring was identified beneath carpet found in the upstairs bathroom of Apartment 2. Drywall compound on the ceiling of the upstairs shared laundry room and water heater closet in Apartment 2 was also identified as ACM; drywall additions in the bathroom and closet in Apartment 2 were found to be ACM as well. Additionally, ceiling plaster in Apartment 2 was reported as ACM. Select drywall ceiling and walls in Apartment 1 were identified as ACM;

however, due to the inconsistent distributing of drywall throughout the apartment and available sample data, additional sampling may be conducted to further define the extent of drywall in the unit before renovations occur.

Based on the laboratory results reported for the eight confirmed ACM samples, asbestos is present at the subject property. ACM is considered to be a contaminant of concern (COC) in relation to the subject property. The following table indicates the location and estimated extent of ACM identified at the subject property. ACM is considered to be a COC at the subject property.

ACM Material	Estimated Volume / Extent (Approximate)	Location
Drywall	1,768 sq. ft.	Ceilings of upstairs laundry, apartment 2 water heater closet, and apartment 1; and select walls of apartments 1 and 2
Plaster	884 sq. ft.	Upstairs ceiling (apartment 2)
Linoleum	108 sq. ft.	Upstairs bathroom (apartment 2)

6.2 LBP

Of the 109 XRF readings taken from the building, no readings were elevated for lead (≥1 mg/cm^2), indicating no lead-based paint. A complete list of LBP readings is presented in Table 4.

Interpretation of Results

Based on the X-ray fluorescence (XRF) results, there were no elevated lead concentrations above 1 mg/cm^2. LBP not considered to be a COC at the subject property.

6.3 PCBS, MERCURY, AND MOLD

The following additional items were noted:

- Of the light ballasts observed, only non-PCB ballasts were identified. None of the light fixtures observed in the building appeared to be leaking fluids.
- Four mercury thermostat switches were observed in the building. Two mercury thermostat switches were observed on the second story. The location of the four mercury thermostats are presented in Figure 3 and/or in Appendix C.
- No mold was encountered at the subject property.

Interpretation of Results

- Based on the visual inspection, PCBs are not considered a COC at the subject property.
- Based on the visual inspection, mercury is considered a COC at the subject property.

- Based on the visual inspection, mold is not considered a COC at the subject property.

6.4 CONCEPTUAL SITE MODEL

Per ASTM E1903-11 (Section 6.4.6), validation of the conceptual site model is conducted by evaluating testing results and other investigation findings to determine whether available information is sufficient to support sound conclusions regarding the presence of the target analytes. The presence of the target analytes investigated as part of this Phase II ESA along with the current exposure pathways, as applicable, for the subject property is presented in the following table.

Target Analyte	Media	Contaminants Present Above Screening Benchmarks	Exposure Pathway	Exposure Route	Human Receptors	
					Residential	Workers
ACM	Building Materials	Yes	Potentially Complete	Dermal	X	X
				Ingestion	X	X
				Inhalation	X	X
LBP	Building Materials	No	Incomplete	Dermal	--	--
				Ingestion	--	--
				Inhalation	--	--
PCBs	Building Materials	No	Incomplete	Dermal	--	--
				Ingestion	--	--
				Inhalation	--	--
Mercury	Building Materials	Yes	Potentially Complete	Dermal	X	X
				Ingestion	X	X
				Inhalation	X	X
Mold	Building Materials	No	Incomplete	Dermal	--	--
				Ingestion	--	--
				Inhalation	--	--

Note:
-- = Not Applicable
X = Exposure Receptor

6.5 DISCLOSURE OF AVAILABLE DATA INSUFFICIENT TO MEET OBJECTIVES

Per ASTM E1903-11 (Section 1.3.2), all Phase II ESA reports must disclose any respect in which available data are insufficient to meet the objectives of the assessment. Listed below are the disclosures in which the available data set for this investigation were insufficient to meet the objectives of this Phase II ESA, if any.

- Based upon the objectives for this Phase II ESA, all objectives of this assessment were met based upon the available data. In no respect was the available data insufficient to meet the objectives.

7.0 CONCLUSIONS OF THE PHASE II ESA

START performed a Phase II ESA in conformance with the scope and limitations of ASTM Practice E1903-11 for the Little Geysers Child Care Center located at 603 Yellowstone Avenue in West Yellowstone, Montana. The following list is a summary of the conclusions regarding COCs and associated media identified by START at the subject property:

ACM

- Based on the results of the ACM survey, asbestos is present in building. ACM is considered to be a COC in relation to the subject property.

LBP

- Based on the results of the LBP screening, LBP is not present in building. LBP is not considered to be a COC in relation to the subject property.

PCBs, Mercury, and Mold

A summary of the observations regarding the visual inspections conducted are presented below:

- Of the light ballasts observed, only non-PCB ballasts were encountered. None of the ballasts in the building appeared to be leaking fluids. PCBs are not considered COCs in relation to the subject property.
- Mercury-containing equipment was observed at the subject property. Mercury is considered a COC in relation to the subject property.
- No mold was encountered at the subject property. Mold is not considered a COC in relation to the subject property.

RECOMMENDATIONS

Based on the results of the environmental assessment, START recommends the following:

- Based on the ACM identified at the site, if the building is to be used as housing as-is, START recommends creating and implementing an ACM Operations and Maintenance (O&M) Plan to monitor the condition of ACM identified. Prior to any renovation or demolition of the subject property, conduct ACM remediation when feasible. Prior to any renovations, work penetrating the ceilings, or demolition a proper plan for mitigation and/or disposal of ACM should be developed, and any work conducted should be performed by a company certified to handle ACM materials.

- Based on the results of the drywall homogeneous areas (HAs) encountered in Apartment 1 during this ACM survey, all drywall extents in the eastern half of Apartment 1 as indicated on Figure 3 is considered ACM. However, additional asbestos sampling

conducted in Apartment 1 during future renovation activities could result in portions of the drywall ceilings and/or walls currently considered ACM to be proven non-ACM.

- If PCB-containing equipment (e.g., light ballasts) is encountered during renovation or repair activities, it should be properly removed and disposed.
- The mercury-containing thermostat switches should be removed and properly disposed.

8.0 SIGNATURE OF PHASE II ASSESSOR AND SEAL

This Phase II ESA was completed by the following START personnel and subcontractor(s), if applicable. Qualifications are provided at the end of the report:

- Mr. Greg Geras, P.G., Project Team Leader, Senior Geoscientist
- Mr. Tom Cartier, Associate Project Scientist – CO, MT, and EPA AHERA Asbestos Inspector
- Mr. Michael Cherny, Assistant Scientist – CO, MT, and EPA AHERA Asbestos Inspector

Mr. Greg Geras, P.G. has undertaken the role of Phase II Assessor for this assessment. The following is the certification statement as defined in ASTM Practice E1903-11 (Section 9.2.1):

> *We have performed a Phase II environmental site assessment at the Little Geysers Child Care Center located at 603 Yellowstone Avenue West Yellowstone, MT in conformance with the scope and limitations of ASTM Practice E1903-11 and for the following objectives:*
>
> - *Assess and evaluate suspected contaminants that may be present at the subject property. Develop sufficient information to reasonably render a professional opinion that, with respect to the potential concerns assessed, hazardous substances either are or are not are present at the property, including the concentrations of the substances if present;*
> - *Gather and provide sufficient data to assist the TBA recipient to make informed decisions with regard to the future use of the property; and*
> - *Gather sufficient data to provide cost estimates for properly disposing hazardous materials, if necessary.*

Greg Geras, P.G.
Certifying Environmental Professional (Print)

Project Manager
Title

Signature

8/8/2016
Date

9.0 COST ESTIMATE FOR CLEANUP

Presented below are the conceptual costs (not intended for budgetary estimates) to remediate the COCs at the subject property. Conceptual costs were determined based upon information obtained from *RS Means Building Construction Cost Data 2016* (RS Means, 2016). Actual bids from companies to perform the work may vary from this estimate depending on local conditions and other factors outside of the assessor's knowledge. Final design specifications, features, and cost of the actual remedy will need to be developed by a certified contractor prior to beginning cleanup and may differ from the conceptual design presented.

Based on the Phase II ESA conducted, the specific concerns addressed in this cost estimate for the subject property includes removal and proper disposal of ACM.

9.1 ACM REMEDIATION

The following table contains a quantity estimate of ACM at the subject property.

Contaminant	Estimated Quantity for Removal
Drywall	1,768 sq. ft.
Plaster	884 sq. ft.
Linoleum	108 sq. ft.

The following table contains a cost estimate to remediate/remove and dispose of ACM at subject property.

Contaminant Remediation Tasks	Remediation Cost
ACM Abatement and Disposal	$29,666.56
20% Contingency	$5,933.31
Total	**$35,599.87**

A detailed cost estimate breakdown for the preferred alternative is presented on Table 5.

10.0 SPECIFICATIONS FOR ASTM E1903-11 REPORT USE AND RELIANCE

10.1 SPECIAL TERMS AND CONDITIONS

This document has been prepared by the WESTON START IV team as tasked by the EPA solely for the use and benefit of the EPA and the Habitat for Humanity of Gallatin Valley Inc. Any use of this document or information herein by persons or entities other than the EPA or Habitat for Humanity of Gallatin Valley Inc., without the express written consent of START, will be at the sole risk and liability of said person or entity. START will not be liable to the EPA, Habitat for Humanity of Gallatin Valley Inc., or such persons or entities, for any damages resulting therefrom. It is understood that this document may not include all information pertaining to the described site.

10.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

ASTM E1903-11 (Section 4.2.1) acknowledges that "No Phase II ESA can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty". ASTM E1903-11 (Section 4.2.1.2) acknowledges that "The effectiveness of a Phase II ESA may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and Phase II Assessor to obtain such information in accordance with 5.1.3". Furthermore, the ASTM E1903-11 (Section 4.2.2) states "Phase II ESAs do not generally require an exhaustive assessment of environmental conditions on a property. There is a point at which the cost of information obtained and the time required to obtain it outweigh the benefit of the information and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment".

10.3 DISCLAIMERS

START has performed this Phase II ESA in general conformance with the scope and limitations of ASTM E1903-11 standards and TDD 0003/1602-07. The Phase II ESA findings and conclusions presented herein are professional opinions based solely on data collected during the assessment and/or interpretation of information and past data provided for review. The

information and data collected from the subject property by START is based on the conditions existing on the date(s) of START's assessment activities at the property. START does not warrant or guarantee information obtained from third parties used for this assessment are correct, complete, and/or current.

Though START did collect samples and/or perform testing during this assessment, it is possible that past contamination remains undiscovered or that property conditions will change in the future. START does not warrant or guarantee the property suitable for any particular purpose or certify the property as "clean."

ASTM E1903-11 (Section 1.5) states "This practice is not intended to supersede applicable requirements imposed by regulatory authorities. This practice does not attempt to define a legal standard of care either for the performance of professional services with respect to matters within its scope, or for the performance of any individual *Phase II Environmental Site Assessment"*.

Information, limitations, and disclaimers provided in this general section apply to all of the sections included in this report.

11.0 REFERENCES

American Society for Testing and Materials (ASTM), 2011. E1903-11, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.* West Conshohocken, Pennsylvania.

Citation	Reference Type	Assessment Factor				
		Soundness	Applicability and Utility	Clarity and Completeness	Uncertainty and Variability	Evaluation and Review
ASTM, 2011	Guidance	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable

EPA, 2015. *Technical Direction Document (TDD)* 0003/1602-07.

Citation	Reference Type	Assessment Factor				
		Soundness	Applicability and Utility	Clarity and Completeness	Uncertainty and Variability	Evaluation and Review
EPA, 2015	Guidance	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable

RS Means, 2016. *Building Construction Cost Data 74th Annual Edition.* Norwell, Massachusetts.

Citation	Reference Type	Assessment Factor				
		Soundness	Applicability and Utility	Clarity and Completeness	Uncertainty and Variability	Evaluation and Review
RS Means, 2016	Reference	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable

WESTON, 2016a. *Phase I Environmental Site Assessment for Little Geysers Child Care Center 603 Yellowstone Avenue West Yellowstone, Montana 59758.* April, 2016.

Citation	Reference Type	Assessment Factor				
		Soundness	Applicability and Utility	Clarity and Completeness	Uncertainty and Variability	Evaluation and Review
WESTON, 2016a	Document	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable

WESTON, 2016b. *Sampling and Analysis Plan for Little Geysers Child Care Center, Targeted Brownfields Assessment, West Yellowstone, Gallatin County, Montana.* April, 2016.

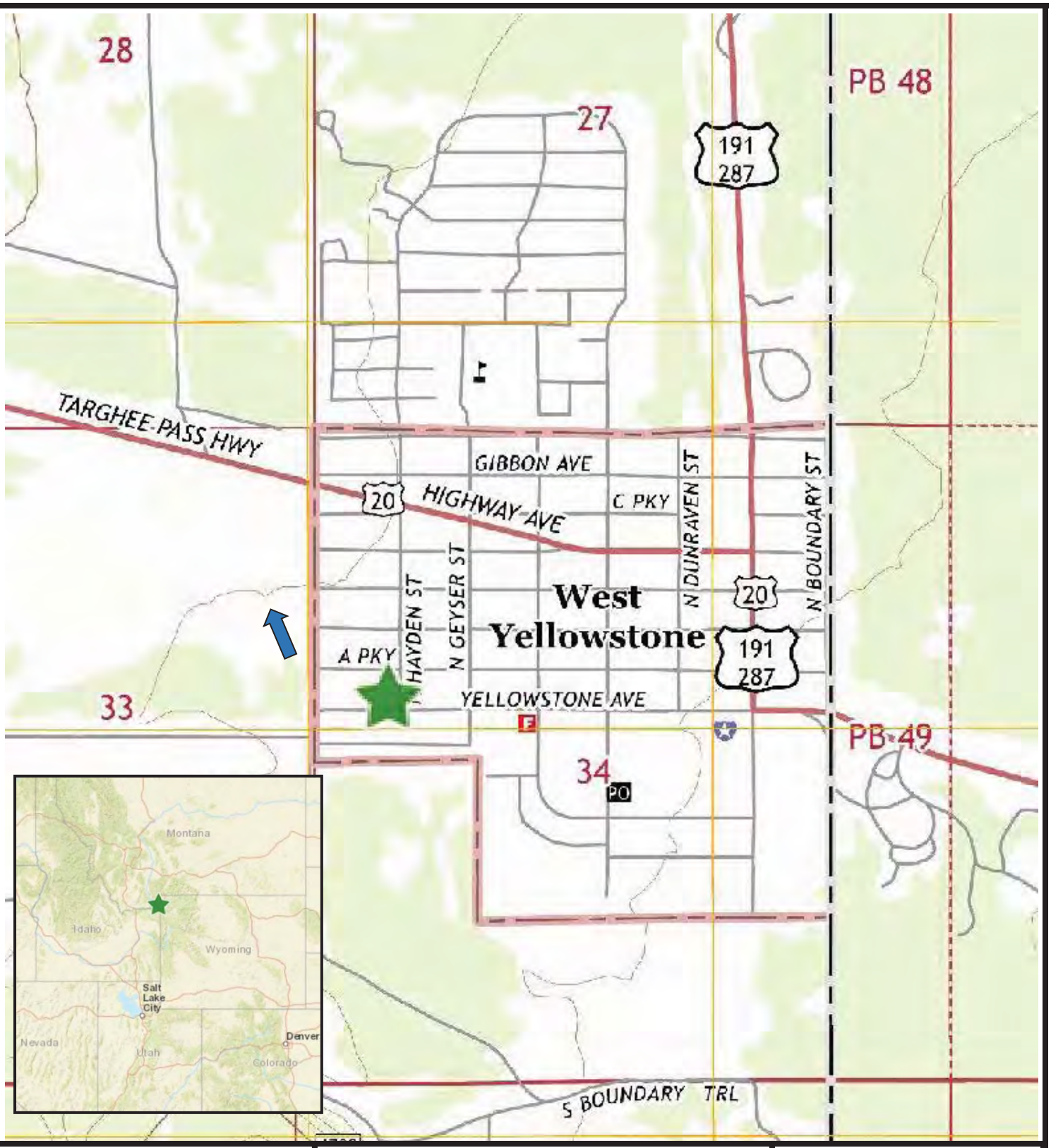
Citation	Reference Type	Assessment Factor				
		Soundness	Applicability and Utility	Clarity and Completeness	Uncertainty and Variability	Evaluation and Review
WESTON, 2016b	Document	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable

12.0 QUALIFICATIONS

START utilized qualified, professional staff, trained in performing the scope of work required for this Phase II ESA. The START team personnel included a project manager and technical specialist(s). Their roles are described in more detail as follows:

- Senior Geoscientist and Project Team Leader – Mr. Greg Geras, P.G. is a professional geologist with over ten years of experience in the field of environmental sciences. Mr. Geras specializes in the development and implementation of site investigation plans, collection & analysis of soil, sediment, groundwater, and surface water data, evaluation of remediation options, and conducting Phase I and Phase II ESA investigations. He is experienced in projects involving initial and secondary site assessments, remedial action/corrective action, risk assessment, closure plan development, and agency negotiation.
- Associate Project Scientist – Mr. Tom Cartier has B.S. Environmental Science and Policy with two years of project experience including conducting site assessments, removals, technical report documentation, and field instrument proficiency. Mr. Cartier is an AHERA certified asbestos inspector in CO, UT, and MT and a certified LBP inspector in CO and MT.
- Assistant Scientist – Mr. Michael Cherny has one year of project experience collecting soil, groundwater, surface water, and air samples, and conducting air monitoring. His experience includes conducting site assessments, removals, technical report documentation, and field instrument proficiency. Mr. Cherny is an AHERA certified asbestos inspector and a certified LBP inspector in CO and MT.

FIGURES



Legend

- Site Location
- Topographic Gradient

0 600 1200 Feet N

Prepared for:
U.S. EPA Region 8

Contract No.:
EP-S8-13-01

TDD:
1602-07

TO:
0003

Prepared By:
Weston Solutions, Inc.
START IV

Suite 100
1435 Garrison Street
Lakewood, CO 80215

FIGURE 1
SITE LOCATION MAP
LITTLE GEYSERS CHILD CARE CENTER
WEST YELLOWSTONE
GALLATIN COUNTY, MONTANA

DATE: 3/30/2016

Legend

Little Geysers Child Care Center Property Boundary

Topographic Gradient

0 50 100 Feet N

Prepared for:
U.S. EPA Region 8

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1602-07

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Lakewood, CO 80215

FIGURE 2
SITE VICINITY MAP
LITTLE GEYSERS CHILD CARE CENTER
WEST YELLOWSTONE
GALLATIN COUNTY, MONTANA

DATE: 3/30/2016

LEGEND:

- ACM — ASBESTOS CONTAINING MATERIAL
- ACM SAMPLE LOCATION (APPROXIMATE)
- ACM LINOLEUM EXTENT
- ACM CEILING PLASTER EXTENT
- ACM DRYWALL CEILING EXTENT
- ACM DRYWALL

Contract No.: EP-S8-13-01 TDD: 1503-08 TO: 0003	Prepared By: Weston Solutions, Inc. START IV Suite 100 1435 Garrison Street Lakewood, CO 80215	ACM SAMPLE LOCATION AND EXTENT LITTLE GEYSERS CHILD CARE CENTER 2ND FLOOR PLAN ASBESTOS SURVEY	DATE: 07/21/16 SCALE: N.T.S.	Figure 3

TABLES

Table 1
ACM Sample Results and Estimated Volumes

Sample ID	Physical Description	ACM Layer	Asbestos Type and Percent Composition (by PLM Method)	Point Count Method Result	Estimated Volume
Little Geysers Child Care Center Second Floor Shared Area					
LGC-CD02-004	Ceiling drywall	B - White texture	Chrysotile 5%	--	167 sq. ft.
Little Geysers Child Care Center Second Floor Apartment 1					
LGC-CP01-031	Ceiling drywall	B - White compound w/ white paint	Chrysotile 2%	2.00	641 sq. ft.
		D - White joint compound	Chrysotile 4%	3.75	
Little Geysers Child Care Center Second Floor Apartment 2					
LGC-CD02-008	Ceiling drywall	B - White texture	Chrysotile 4%	4.25	8 sq. ft.
LGC-CP01-009	Ceiling plaster	A - White compound	Chrysotile 4%	4.25	884 sq. ft.
LGC-CP01-010	Ceiling plaster	A - White compound	Chrysotile 4%	3.75	
LGC-CP01-011	Ceiling plaster	B - White compound	Chrysotile 4%	4.5	
LGC-LN01-017	Linoleum	A - Beige sheet vinyl w/ white fibrous backing material & tan adhesive	Chrysotile 22%	--	108 sq. ft.
LGC-DW01-037	Drywall	A - White compound w/ white paint	Chrysotile 3%	2.50	952 sq. ft.

Table 2
Non-ACM Samples by Point Count

Sample ID	Physical Description	ACM Layer(s)	Asbestos Type and Percent Composition (by PLM Method)	Point Count Method Result
Little Geysers Child Care Center Second Floor Shared Area				
LGC-IN01-005	Insulation	A - Tan/gold vermiculite w/ tan fibrous material	Tremolite/Actinolite Trace	< 0.25
Little Geysers Child Care Center Second Floor Apartment 2				
LGC-WP01-034	Drywall	B - White paint w/ white compound	Chrysotile Trace	< 0.25

Table 3
Non-detect for Asbestos Samples

Sample ID	Physical Description	Sample Layer(s)
Little Geysers Child Care Center Second Floor Apartment 1		
LGC-CD01-001	Ceiling Drywall	A - White compound
		B - White fibrous material
		C - White/tan drywall
LGC-CD01-002	Ceiling Drywall	A - White texture w/ white paint
		B - White/tan drywall
LGC-CD01-003	Ceiling Drywall	A - White plaster w/ white paint
		B - White/black granular plaster
LGC-WP01-012	Wall Plaster	A - Light orange/multi-colored paint w/ white compound
		B - White plaster w/ beige paint & tan fibrous material
		C - White/tan drywall
		D - White granular plaster
LGC-DW01-013	Drywall	A - White compound w/ white paint
		B - White tape
		C - White joint compound
		D - White/tan drywall
LGC-DW01-014	Drywall	A - White tape
		B - White joint compound
		C - White compound w/ white paint
		D - White/tan drywall
LGC-WP01-015	Wall Plaster	A - White compound w/ white paint
		B - White plaster w/ beige/multi-colored paint & tan fibrous material
		C - White granular plaster
LGC-DW01-016	Drywall	A - White tape
		B - White compound w/ white paint
		C - White joint compound
		D - White/tan drywall
LGC-CP01-032	Ceiling Plaster	A - White plaster w/ white/multi-layered paint
		B - Grayish white granular plaster
LGC-WP01-033	Drywall	A - White compound
		B - White/tan drywall
LGC-WP01-041	Wall Plaster	A - White plaster
		B - Grayish white granular plaster
LGC-WP01-042	Wall Plaster	A - Grayish white granular plaster
		B - White plaster w/ white/multi-layered paint
Little Geysers Child Care Center Second Floor Shared Area		
LGC-IN02-006	Insulation	A - White insulation
LGC-IN03-007	Insulation	A - White/multi-colored wire insulation
Little Geysers Child Care Center Second Floor Apartment 2		
LGC-CM01-018	Carpet Mastic	A - Tan wood w/ black foam & yellow adhesive
LGC-WP01-019	Wall Plaster	A - White/tan drywall
		B - White plaster w/ white white/multi-colored paint
		C - White granular plaster
LGC-WP01-035	Wall Plaster	A - White/tan drywall
		B - White plaster w/ off white/multi-layered paint
		C - White granular plaster
LGC-DW01-036	Drywall	A - White/tan drywall w/ white paint
LGC-WP01-038	Wall Plaster	A - Grayish white granular plaster
		B - White plaster w/ off white/multi-layered paint
LGC-WP01-039	Wall Plaster	A - White/tan drywall
		B - Grayish white granular plaster
		C - White plaster w/ off white/multi-layered paint
LGC-DW01-040	Drywall	A - White compound w/ white paint
		B - Light pink/tan drywall
Little Geysers Child Care Center First Floor		
LGC-FT01-020	Floor tile	A - Yellow/colorless adhesive
		B - White compound
		C - Blue tile
LGC-DW02-021	Drywall	A - White compound
		B - White tape
		C - White joint compound
		D - White/tan drywall
LGC-DW02-022	Drywall	A - White texture w/ light yellow paint
		B - White/tan drywall
LGC-DW02-023	Drywall	A - White tape
		B - White joint compound
		C - White compound
		D - White/tan drywall
LGC-DW02-024	Drywall	A - White compound
		B - White joint compound
		C - White tape
		D - White/tan drywall
LGC-CT01-025	Ceiling Tile	A - Off white ceiling tile w/ white paint
LGC-DW02-026	Drywall	A - White compound w/ light yellow paint
		B - White tape
		C - White joint compound
		D - White/tan drywall
LGC-DW02-027	Drywall	A - White compound w/ light yellow paint
		B - White tape
		C - White joint compound
		D - White/tan drywall
LGC-DW02-028	Drywall	A - White compound
		B - Pink/tan drywall w/ off white paint
LGC-CT02-029	Ceiling Tile	A - Tan ceiling tile w/ white paint
LGC-BB01-030	Baseboard	A - Off white resinous material w/ white paint & white compound

Table 4
Lead Based Paint Screening Results

Reading No.	Date	Time	Room	Component	Substrate	Color	Lead Concentration (mg/cm^2)	(+/-) Error
XRF - Standardization								
2	4/16/2016	12:36:46	N/A	SRM 2570	N/A	WHITE	0	0
3	4/16/2016	12:37:28	N/A	SRM 2571	N/A	YELLOW	2.99	0.23
4	4/16/2016	12:39:39	N/A	SRM 2572	N/A	ORANGE	1.63	0.16
5	4/16/2016	12:41:13	N/A	SRM 2573	N/A	RED	1.13	0.06
6	4/16/2016	12:42:15	N/A	SRM 2574	N/A	GOLD	0.69	0.06
7	4/16/2016	12:43:00	N/A	SRM 2575	N/A	GREEN	0.29	0.04
117	4/16/2016	14:36:02	N/A	SRM 2570	N/A	WHITE	0	0
118	4/16/2016	14:36:55	N/A	SRM 2571	N/A	YELLOW	3.47	0.27
119	4/16/2016	14:37:39	N/A	SRM 2572	N/A	ORANGE	1.4	0.1
120	4/16/2016	14:38:18	N/A	SRM 2573	N/A	RED	0.97	0.04
121	4/16/2016	14:39:43	N/A	SRM 2574	N/A	GOLD	0.6	0.05
122	4/16/2016	14:40:27	N/A	SRM 2575	N/A	GREEN	0.3	0.04
Screening Results								
8	4/16/2016	12:53:25	APT 1 FRONT ROOM	CEILING	PLASTER	WHITE	0	0
9	4/16/2016	12:54:10	APT 1 KITCHEN	CEILING	PLASTER	WHITE	0	0
10	4/16/2016	12:54:47	APT 1 KITCHEN	WALL	DRYWALL	WHITE	0.1	0.06
11	4/16/2016	12:55:36	APT 1 KITCHEN	WALL	DRYWALL	YELLOW	0	0
12	4/16/2016	12:57:06	APT 1 LIVING ROOM	WALL	DRYWALL	WHITE	0	0
13	4/16/2016	12:57:27	APT 1 LIVING ROOM	WALL	DRYWALL	WHITE	0	0
14	4/16/2016	12:58:09	APT 1 LIVING ROOM	WALL	DRYWALL	YELLOW	0	0
15	4/16/2016	12:58:36	APT 1 LIVING ROOM	WALL	DRYWALL	YELLOW	0	0
16	4/16/2016	12:59:28	APT 1 LIVING ROOM	WINDOW FRAME	WOOD	BROWN	0	0
17	4/16/2016	13:00:02	APT 1 LIVING ROOM	WINDOW SILL	WOOD	BROWN	0	0
18	4/16/2016	13:00:41	APT 1 LIVING ROOM	WINDOW SASH	WOOD	BROWN	0	0
19	4/16/2016	13:01:14	APT 1 LIVING ROOM	DOOR FRAME	WOOD	BROWN	0	0
20	4/16/2016	13:01:36	APT 1 LIVING ROOM	DOOR JAMB	WOOD	BROWN	0	0
21	4/16/2016	13:02:51	APT 1 MASTER	WALL	DRYWALL	WHITE	0	0
22	4/16/2016	13:03:13	APT 1 MASTER	WALL	DRYWALL	WHITE	0	0
23	4/16/2016	13:03:30	APT 1 MASTER	WALL	DRYWALL	WHITE	0	0
24	4/16/2016	13:03:54	APT 1 MASTER	WALL	DRYWALL	WHITE	0	0
25	4/16/2016	13:04:27	APT 1 MASTER	CEILING	DRYWALL	WHITE	0	0
26	4/16/2016	13:05:23	APT 1 BEDROOM 1	CEILING	DRYWALL	WHITE	0	0
27	4/16/2016	13:06:18	APT 1 BEDROOM 1	WALL	DRYWALL	BROWN	0	0
28	4/16/2016	13:06:34	APT 1 BEDROOM 1	WALL	DRYWALL	BROWN	0	0
29	4/16/2016	13:07:38	APT 1 BEDROOM 2	WALL	PLASTER	WHITE	0	0
30	4/16/2016	13:09:29	APT 2 FRONT ROOM	WALL	PLASTER	WHITE	0.27	0.14
31	4/16/2016	13:09:51	APT 2 FRONT ROOM	WALL	PLASTER	WHITE	0.26	0.15
32	4/16/2016	13:10:09	APT 2 FRONT ROOM	WALL	PLASTER	WHITE	0.31	0.16
33	4/16/2016	13:10:27	APT 2 FRONT ROOM	WALL	PLASTER	WHITE	0.46	0.14
34	4/16/2016	13:11:24	APT 2 FRONT ROOM	WINDOW FRAME	WOOD	WHITE	0.32	0.12
35	4/16/2016	13:11:47	APT 2 FRONT ROOM	WINDOW SILL	WOOD	WHITE	0.12	0.07
36	4/16/2016	13:12:11	APT 2 FRONT ROOM	WINDOW SILL	WOOD	WHITE	0	0
37	4/16/2016	13:13:15	APT 2 FRONT ROOM	DOOR	WOOD	BLUE	0	0
38	4/16/2016	13:13:47	APT 2 FRONT ROOM	DOOR JAMB	WOOD	WHITE	0	0
39	4/16/2016	13:14:39	APT 2 FRONT ROOM	CEILING	PLASTER	WHITE	0.1	0.13
40	4/16/2016	13:16:22	APT 2 KITCHEN	CEILING	PLASTER	WHITE	0	0
41	4/16/2016	13:17:11	APT 2 KITCHEN	WALL	PLASTER	WHITE	0.12	0.16
42	4/16/2016	13:17:36	APT 2 KITCHEN	WALL	PLASTER	WHITE	0.44	0.27
43	4/16/2016	13:18:21	APT 2 KITCHEN	WALL	PLASTER	WHITE	0.3	0.27
44	4/16/2016	13:18:44	APT 2 KITCHEN	WALL	PLASTER	WHITE	0.31	0.15
45	4/16/2016	13:19:42	APT 2 BEDROOM 1	WALL	PLASTER	WHITE	0.01	0.02
46	4/16/2016	13:20:02	APT 2 BEDROOM 1	WALL	PLASTER	WHITE	0.05	0.1
47	4/16/2016	13:20:20	APT 2 BEDROOM 1	WALL	PLASTER	WHITE	0.03	0.06
48	4/16/2016	13:20:48	APT 2 BEDROOM 1	WALL	PLASTER	WHITE	0.02	0.02
49	4/16/2016	13:21:13	APT 2 BEDROOM 1	CEILING	PLASTER	WHITE	0.01	0.02
50	4/16/2016	13:22:16	APT 2 BEDROOM 2	CEILING	PLASTER	WHITE	0	0
51	4/16/2016	13:23:04	APT 2 BEDROOM 2	WALL	PLASTER	WHITE	0	0
52	4/16/2016	13:23:33	APT 2 BEDROOM 2	WALL	PLASTER	WHITE	0	0
53	4/16/2016	13:23:53	APT 2 BEDROOM 2	WALL	PLASTER	WHITE	0	0
54	4/16/2016	13:24:13	APT 2 BEDROOM 2	WALL	PLASTER	WHITE	0	0

Table 4
Lead Based Paint Screening Results

Reading No.	Date	Time	Room	Component	Substrate	Color	Lead Concentration (mg/cm^2)	(+/-) Error
55	4/16/2016	13:25:01	APT 2 BATHROOM	CEILING	PLASTER	WHITE	0	0
56	4/16/2016	13:25:42	APT 2 BATHROOM	WALL	PLASTER	WHITE	0	0
57	4/16/2016	13:25:59	APT 2 BATHROOM	WALL	PLASTER	WHITE	0	0
58	4/16/2016	13:26:19	APT 2 BATHROOM	WALL	PLASTER	WHITE	0	0
59	4/16/2016	13:26:42	APT 2 BATHROOM	WALL	PLASTER	WHITE	0	0
60	4/16/2016	13:28:26	UPSTAIRS LAUNDRY	WALL	DRYWALL	PURPLE	0	0
61	4/16/2016	13:28:46	UPSTAIRS LAUNDRY	WALL	DRYWALL	PURPLE	0	0
62	4/16/2016	13:29:14	UPSTAIRS LAUNDRY	WALL	DRYWALL	PURPLE	0	0
63	4/16/2016	13:29:31	UPSTAIRS LAUNDRY	WALL	DRYWALL	PURPLE	0	0
64	4/16/2016	13:30:25	UPSTAIRS LAUNDRY	WINDOW FRAME	DRYWALL	WHITE	0.02	0.02
65	4/16/2016	13:30:53	UPSTAIRS LAUNDRY	WINDOW SASH	WOOD	WHITE	0.02	0.04
66	4/16/2016	13:32:45	UPSTAIRS LAUNDRY	CEILING	PLASTER	WHITE	0	0
67	4/16/2016	13:36:12	STAIRS	CEILING	PLASTER	WHITE	0	0
68	4/16/2016	13:38:10	STAIRS	DOOR	WOOD	DK BROWN	0	0
69	4/16/2016	13:39:23	STAIRS	DOOR	WOOD	BROWN	0	0
70	4/16/2016	13:42:29	DAYCARE MAIN ROOM	DOOR	METAL	BROWN	0	0
71	4/16/2016	13:43:00	DAYCARE MAIN ROOM	DOOR	METAL	BROWN	0	0
72	4/16/2016	13:44:09	DAYCARE MAIN ROOM	WALL	DRYWALL	CREAM	0	0
73	4/16/2016	13:45:23	DAYCARE MAIN ROOM	WALL	DRYWALL	CREAM	0	0
74	4/16/2016	13:45:59	DAYCARE MAIN ROOM	WALL	DRYWALL	CREAM	0	0
75	4/16/2016	13:47:09	DAYCARE MAIN ROOM	WALL	DRYWALL	CREAM	0	0
76	4/16/2016	13:48:35	DAYCARE ENTRY	WALL	DRYWALL	CREAM	0	0
77	4/16/2016	13:48:59	DAYCARE ENTRY	WALL	DRYWALL	CREAM	0	0
78	4/16/2016	13:49:22	DAYCARE ENTRY	WALL	DRYWALL	CREAM	0	0
79	4/16/2016	13:50:24	DAYCARE ENTRY	WALL	DRYWALL	CREAM	0	0
80	4/16/2016	13:52:25	DAYCARE BABY BLVD	WALL	DRYWALL	CREAM	0	0
81	4/16/2016	13:52:53	DAYCARE BABY BLVD	WALL	DRYWALL	CREAM	0	0
82	4/16/2016	13:53:24	DAYCARE BABY BLVD	WALL	DRYWALL	CREAM	0	0
83	4/16/2016	13:54:08	DAYCARE BABY BLVD	WALL	DRYWALL	CREAM	0	0
84	4/16/2016	13:59:22	DAYCARE LUNCH ROOM	WALL	DRYWALL	YELLOW	0	0
85	4/16/2016	13:59:52	DAYCARE LUNCH ROOM	WALL	DRYWALL	YELLOW	0	0
86	4/16/2016	14:00:19	DAYCARE LUNCH ROOM	WALL	DRYWALL	YELLOW	0	0
87	4/16/2016	14:00:57	DAYCARE LUNCH ROOM	WALL	DRYWALL	YELLOW	0	0
88	4/16/2016	14:02:12	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
89	4/16/2016	14:02:28	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
90	4/16/2016	14:02:52	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
91	4/16/2016	14:03:09	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
92	4/16/2016	14:03:38	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
93	4/16/2016	14:03:56	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
94	4/16/2016	14:04:13	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
95	4/16/2016	14:04:29	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
96	4/16/2016	14:04:54	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
97	4/16/2016	14:05:11	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
98	4/16/2016	14:05:29	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
99	4/16/2016	14:05:46	DAYCARE BATHROOM 1	WALL	DRYWALL	YELLOW	0	0
100	4/16/2016	14:06:30	DAYCARE BATHROOM 4	WALL	DRYWALL	YELLOW	0	0
101	4/16/2016	14:06:55	DAYCARE BATHROOM 4	WALL	DRYWALL	YELLOW	0	0
102	4/16/2016	14:07:13	DAYCARE BATHROOM 4	WALL	DRYWALL	YELLOW	0	0
103	4/16/2016	14:07:33	DAYCARE BATHROOM 4	WALL	DRYWALL	YELLOW	0	0
104	4/16/2016	14:10:18	DAYCARE LAUNDRY	WALL	DRYWALL	YELLOW	0	0
105	4/16/2016	14:12:04	DAYCARE KITCHEN	WALL	DRYWALL	YELLOW	0	0
106	4/16/2016	14:15:31	DAYCARE KITCHEN	WALL	DRYWALL	YELLOW	0.75	0.11
107	4/16/2016	14:26:59	EXTERIOR	WALL	METAL	CREAM	0	0
108	4/16/2016	14:27:48	EXTERIOR	WALL	METAL	CREAM	0	0
109	4/16/2016	14:28:39	EXTERIOR	WALL	METAL	CREAM	0	0
110	4/16/2016	14:29:25	EXTERIOR	WALL	METAL	CREAM	0	0
111	4/16/2016	14:29:59	EXTERIOR	WALL	METAL	CREAM	0	0
112	4/16/2016	14:30:17	EXTERIOR	WALL	METAL	CREAM	0	0
113	4/16/2016	14:30:52	EXTERIOR	WALL	METAL	CREAM	0	0
114	4/16/2016	14:31:39	EXTERIOR	WALL	WOOD	CREAM	0	0
115	4/16/2016	14:32:27	EXTERIOR	WALL	WOOD	CREAM	0	0
116	4/16/2016	14:33:44	EXTERIOR	WALL	WOOD	CREAM	0	0

Cost Estimate:
Removal of All ACM

Table 5

Line Item (RS Means)	Item Description	Quantity	Unit	Crew	Daily Output	Hours	Factor	Unit Costs In Dollars			Total	Total with O&P	Item Total
								Mtrls	Labor	Equip			
ACM Removal and Disposal													
02.82.13.39.0200	Asbestos Abatement Remediation Plan	1	EA	--	--	--	1	--	--	--	1350	1475	$1,475.00
02.82.13.41.2000	Worker PPE for Hazardous Material (Body/Head) (4 in Crew/7 Days)	4	EA/Day	A-9	--	--	7	9	--	--	9	9.9	$277.20
02.82.13.41.2500	Worker PPE for Hazardous Material (Respirator)(4 in Crew)	4	EA	--	--	--	1	25.5	--	--	25.5	28	$112.00
02.82.13.41.2550	Worker PPE for Hazardous Material (Respirator Cart.)(4 in Crew/7 Days)	4	EA/Day	--	--	--	7	5.85	--	--	5.85	6.45	$180.60
02.82.13.41.1750	Vacuum cleaner, HEPA, 16 gal., stainless steel, wet/dry	1	EA	--	--	--	1	440	--	--	440	485	$485.00
02.82.13.41.0250	Large Volume Air Sampling Pump, minimum (Per Day)	1	EA	--	--	--	7	355	-	--	355	390	$2,730.00
02.82.13.41.6500	Negative air machine	1	EA	--	--	--	1	865	--	--	865	950	$950.00
02.82.13.42.0900	Setup Negative Air Machine	1	EA	1 Asbestos	4.3	1.86	1	--	99.5	--	99.5	155	$155.00
02.82.13.42.0100	Pre-cleaning, HEPA vacuum and wet wipe, flat surfaces	3000	SF	A-9	12000	0.005	1	0.02	0.28	--	0.3	0.46	$1,380.00
02.82.13.42.0300	Separation Barrier (8 feet high)	100	SF	2 Carp	400	0.04	1	3.4	1.94	--	5.34	6.7	$670.00
02.82.13.42.0561	Cover surfaces with polyethylene sheeting (walls, 4 mil)	6000	SF	A-9	7000	0.009	1	0.03	0.49	--	0.52	0.79	$4,740.00
02.82.13.43.5000	Bulk Asbestos Removal (VAT and Mastic from Floor) - 1 Layer	108	SF	A-9	2400	0.027	1	0.08	1.43	--	1.51	2.31	$249.48
02.82.13.44.0450	Drywall Walls (Partion, non-load bearing, gypsum board and studs)	952	SF	A-9	1390	0.046	1	0.13	2.41	--	2.54	3.91	$3,722.32
02.82.13.44.0200	Plaster Ceiling, including suspension system, plaster and lath	884	SF	A-9	2100	0.03	1	0.09	1.63	--	1.72	2.64	$2,333.76
02.82.13.44.0250	Demolition of Ceiling (gypsum board)	816	SF	A-9	2500	0.026	1	0.08	1.37	--	1.45	2.21	$1,803.36
Estimation	3rd Party Oversight for Asbestos Cleanup (1 Inspector / 1 Day)	8	Hour	1 Inspector	1	1	1	--	150	--	150	200	$1,600.00
02.82.13.45.1110	PCM air sample analysis, NIOSH 7400, maximum	1	Each	1 Asbestos	4	2	2	2.2	107	--	109.2	168	$336.00
02.82.13.47.0100	Collect and Bag Bulk Material, 3 C.F. bags, by Hand	77	EA	A-9	400	0.16	1	0.84	8.55	--	9.39	14.2	$1,093.40
02.82.13.47.1000	Double Bag and Decontaminant	77	EA	A-9	960	0.067	1	0.84	3.56	--	4.4	6.45	$496.65
02.82.13.47.3000	Cart Bags 50' to Dumpster	77	EA	2 Asbestos	400	0.04	1	--	2.14	--	2.14	3.32	$255.64
02.82.13.47.5020	Disposal ACM, maximum	9	CY	--	--	--	1	--	--	--	355	395	$3,555.00
02.81.20.10.1270*	Hazardous Waste Hauling Costs (25 CY maximum)	9	CY	--	--	--	1	--	--	--	7.25	7.35	$66.15
N/A	Miscellaneous (additional plans, equip, preparations, testing, permitting, etc.)												$1,000.00
01.21.16.50.0020	Contingency (20%)												$5,933.31
	ACM Removal and Disposal												**$35,599.87**
ACM REMOVAL AND DISPOSAL TOTAL													**$35,599.87**

Notes:
Source: RS Means Building Construction Cost Data 2016. 74th Annual Edition. Catalog # 60016
Disclaimer: This is only an estimate, actual costs may vary

ACM	Asbestos Containing Materials
CF	Cubic feet
CY	Cubic yards
EA	Each
Equip	Equipment
Mtrls	Materials
N/A, --	Non-Applicable
O&P	Overhead and Profit
SF	Square feet
[1]	Does not include exterior load bearing walls
*	Converted Cost Per Mile to Cost per CY using factor (Based on 20 mile round trip)

APPENDIX A
PHOTOGRAPH LOG

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
1	04/16/2016

Description:

Street view of south end facade of the Little Geysers Childcare Center.

Photo No.	Date:
2	04/16/2016

Description:

Confirmed ACM drywall sample LGC-CD02-004 from the laundry area upstairs.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
3	04/16/2016

Description:

Sample LGC-IN01-005, which was point counted below one and not considered ACM. Attic had that fiberglass insulation (right sample) with some vermiculite as well.

Photo No.	Date:
4	04/16/2016

Description:

Confirmed ACM drywall sample LGC-CD02-008 from the water heater closet upstairs.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
5	04/16/2016

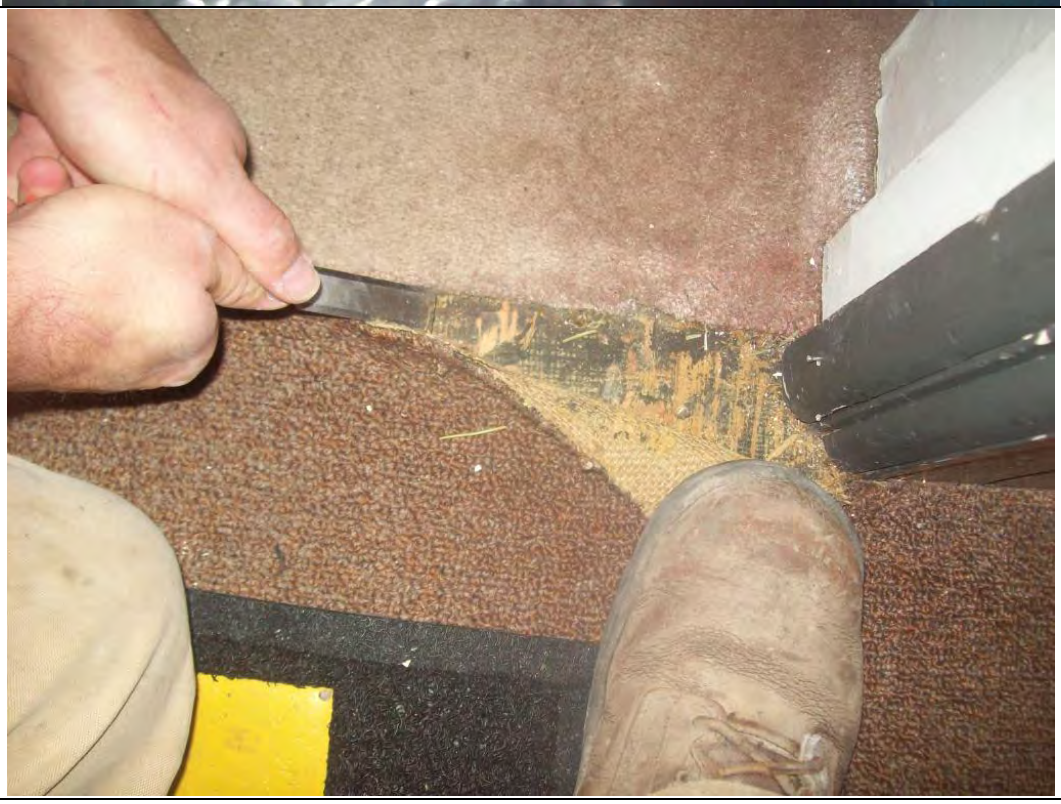
Description:

Confirmed ACM plaster sample LGC-CP01-010 from the bathroom of apartment 2.

Photo No.	Date:
6	04/16/2016

Description:

Wood under carpet throughout, except in the bathroom of apartment 2.



PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No. 7	Date: 04/16/2016

Description:

Mercury thermostat present in upstairs area. One of two found.

Photo No. 8	Date: 04/16/2016

Description:

Westside of the exterior. Deck and adjacent area is an addition.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
9	04/16/2016

Description:

West end of the property showing storage sheds. All sheds were composed of non-suspect materials.

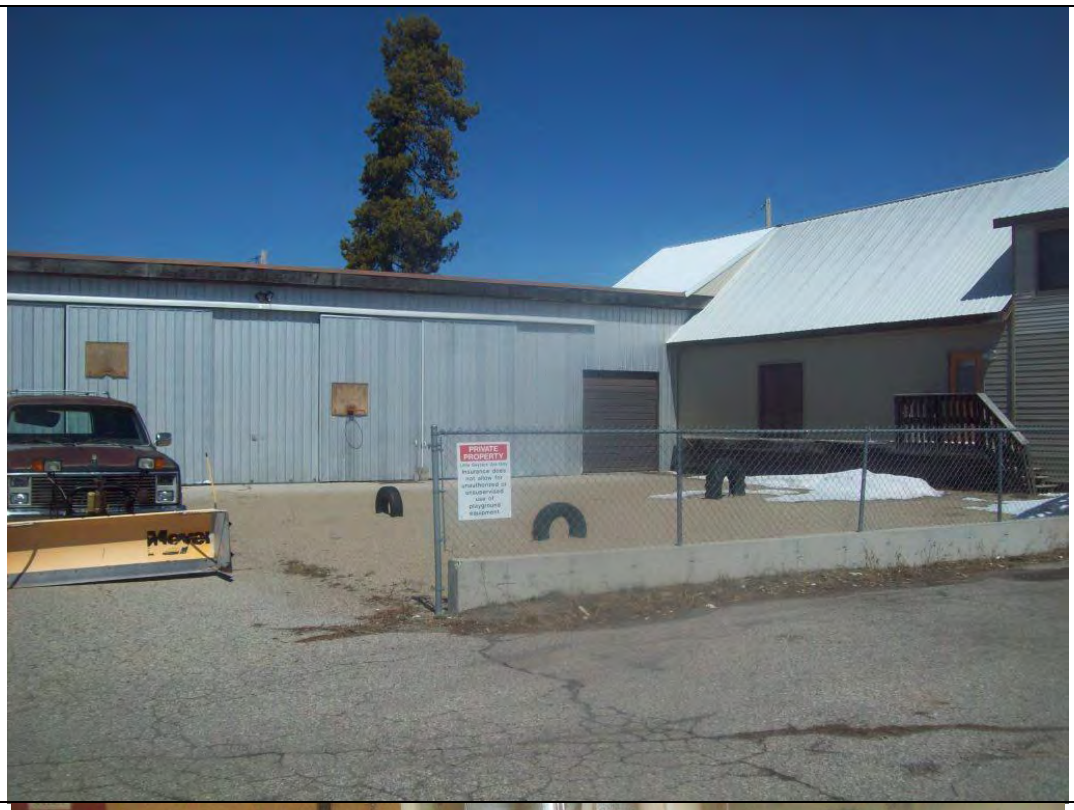


Photo No.	Date:
10	04/16/2016

Description:

Furnace area with no insulations present.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No. 11	Date: 04/16/2016

Description:

Storage area on the northeast side of the property. No suspect materials present.

Photo No. 12	Date: 04/16/2016

Description:

Verification of a "No PCBs" ballast present

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
13	04/16/2016

Description:

Shot of the crawlspace. No suspect materials present.

Photo No.	Date:
14	04/16/2016

Description:

Shot of the crawlspace. No insulations or suspect materials present.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
15	04/16/2016

Description:

HVAC insulation is fiberglass throughout facility.

Photo No.	Date:
16	04/16/2016

Description:

Exterior roof made of corrugated metal, a non-suspect material.

PHOTOGRAPH LOG

Project Name:	Site Location:	Project No.
Little Geysers Child Care Center	West Yellowstone, Montana	0003/1602-07

Photo No.	Date:
17	04/16/2016

Description:

Exterior window. No glazing present, only rubberized sealant.

APPENDIX B
LABORATORY REPORTS

REI LAB **Reservoirs Environmental, Inc.**

May 10, 2016

Subcontract Number: **NA**
Laboratory Report: **RES 348395-3**
Project # / P.O. # **0003/1602-07**
Project Description: **Little Geysers Child Care Center/West Yellowstone, MT**

Greg Geras
Weston Solutions, Inc. (CO)
1435 Garrison St. Ste. 100
Lakewood CO 80215

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 348395-3 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Nicole Castillo

Nicole Castillo for

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 348395-3**
Client: **Weston Solutions, Inc. (CO)**
Client Project Number / P.O.: **0003/1602-07**
Client Project Description: **Little Geysers Child Care Center/West Yellowstone, MT**
Date Samples Received: **April 22, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **May 10, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-CD01-001	EM 1615253	A	White compound	3		**ND**	0	100
		B	White fibrous material	40		**ND**	95	5
		C	White/tan drywall	57		**ND**	20	80
LGC-CD01-002	EM 1615254	A	White texture w/ white paint	10		**ND**	0	100
		B	White/tan drywall	90		**ND**	15	85
LGC-CD01-003	EM 1615255	A	White plaster w/ white paint	50		**ND**	0	100
		B	White/black granular plaster	50		**ND**	TR	100
LGC-CD02-004	EM 1615256	A	White paint	5		**ND**	0	100
		B	White texture	15	**Chrysotile**	**5**	0	95
		C	Off white/tan drywall	80		**ND**	15	85
LGC-IN01-005	EM 1615257	A	Tan/gold vermiculite w/ tan fibrous material	100	**Trem/Act**	**TR**	15	85
					Point Count	**<0.25**		
LGC-IN02-006	EM 1615258	A	White insulation	100		**ND**	95	5
LGC-IN03-007	EM 1615259	A	White/multi-colored wire insulation	100		**ND**	60	40

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected
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Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-CD02-008	EM 1615260	A	White paint	3		**ND**	0	100
		B	White texture	12	**Chrysotile**	**4**	0	96
					Point Count	**4.25**		
		C	White/tan drywall	85		**ND**	15	85
LGC-CP01-009	EM 1615261	A	White compound	2	**Chrysotile**	**4**	0	96
					Point Count	**4.25**		
		B	White plaster w/ white paint	13		**ND**	0	100
		C	White granular plaster	40		**ND**	1	99
		D	White/tan drywall	45		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-CP01-010	EM 1615262	A	White compound	2	**Chrysotile**	**4**	0	96
					Point Count	**3.75**		
		B	White paint	3		**ND**	0	100
		C	White plaster w/ white paint	25		**ND**	0	100
		D	White/tan drywall	30		**ND**	55	45
		E	White granular plaster	40		**ND**	TR	100
LGC-CP01-011	EM 1615263	A	White paint	2		**ND**	0	100
		B	White compound	8	**Chrysotile**	**4**	0	96
					Point Count	**4.50**		
		C	White plaster w/ white paint	30		**ND**	0	100
		D	White granular plaster	30		**ND**	TR	100
		E	White/tan drywall	30		**ND**	25	75

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-WP01-012	EM 1615264	A	Light orange/multi-colored paint w/ white compound	5		**ND**	0	100
		B	White plaster w/ beige paint & tan fibrous material	20		**ND**	30	70
		C	White/tan drywall	25		**ND**	20	80
		D	White granular plaster	50		**ND**	TR	100
LGC-DW01-013	EM 1615265	A	White compound w/ white paint	5		**ND**	0	100
		B	White tape	5		**ND**	95	5
		C	White joint compound	7		**ND**	0	100
		D	White/tan drywall	83		**ND**	15	85
LGC-DW01-014	EM 1615266	A	White tape	10		**ND**	95	5
		B	White joint compound	15		**ND**	0	100
		C	White compound w/ white paint	20		**ND**	0	100
		D	White/tan drywall	55		**ND**	20	80

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-WP01-015	EM 1615267	A	White compound w/ white paint	15		**ND**	0	100
		B	White plaster w/ beige/multi-colored paint & tan fibrous material	40		**ND**	30	70
		C	White granular plaster	45		**ND**	TR	100
LGC-DW01-016	EM 1615268	A	White tape	5		**ND**	95	5
		B	White compound w/ white paint	10		**ND**	0	100
		C	White joint compound	10		**ND**	0	100
		D	White/tan drywall	75		**ND**	15	85
LGC-LN01-017	EM 1615269	A	Beige sheet vinyl w/ white fibrous backing material & tan adhesive	100	**Chrysotile**	**22**	3	75
LGC-CM01-018	EM 1615270	A	Tan wood w/ black foam & yellow adhesive	100		**ND**	65	35
LGC-WP01-019	EM 1615271	A	White/tan drywall	25		**ND**	20	80
		B	White plaster w/ white white/multi-colored paint	35		**ND**	0	100
		C	White granular plaster	40		**ND**	TR	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 348395-3**
Client: **Weston Solutions, Inc. (CO)**
Client Project Number / P.O.: **0003/1602-07**
Client Project Description: **Little Geysers Child Care Center/West Yellowstone, MT**
Date Samples Received: **April 22, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **May 10, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-FT01-020	EM 1615272	A	Yellow/colorless adhesive	2		**ND**	0	100
		B	White compound	8		**ND**	0	100
		C	Blue tile	90		**ND**	0	100
LGC-DW02-021	EM 1615273	A	White compound	3		**ND**	0	100
		B	White tape	10		**ND**	95	5
		C	White joint compound	15		**ND**	0	100
		D	White/tan drywall	72		**ND**	15	85
LGC-DW02-022	EM 1615274	A	White texture w/ light yellow paint	7		**ND**	0	100
		B	White/tan drywall	93		**ND**	15	85
LGC-DW02-023	EM 1615275	A	White tape	7		**ND**	95	5
		B	White joint compound	8		**ND**	0	100
		C	White compound	15		**ND**	0	100
		D	White/tan drywall	70		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 348395-3**
Client: **Weston Solutions, Inc. (CO)**
Client Project Number / P.O.: **0003/1602-07**
Client Project Description: **Little Geysers Child Care Center/West Yellowstone, MT**
Date Samples Received: **April 22, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **May 10, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-DW02-024	EM 1615276	A	White compound	1		**ND**	0	100
		B	White joint compound	5		**ND**	0	100
		C	White tape	7		**ND**	95	5
		D	White/tan drywall	87		**ND**	15	85
LGC-CT01-025	EM 1615277	A	Off white ceiling tile w/ white paint	100		**ND**	65	35
LGC-DW02-026	EM 1615278	A	White compound w/ light yellow paint	5		**ND**	0	100
		B	White tape	5		**ND**	95	5
		C	White joint compound	7		**ND**	0	100
		D	White/tan drywall	83		**ND**	15	85
LGC-DW02-027	EM 1615279	A	White compound w/ light yellow paint	5		**ND**	0	100
		B	White tape	7		**ND**	95	5
		C	White joint compound	8		**ND**	0	100
		D	White/tan drywall	80		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 348395-3**
Client: **Weston Solutions, Inc. (CO)**
Client Project Number / P.O.: **0003/1602-07**
Client Project Description: **Little Geysers Child Care Center/West Yellowstone, MT**
Date Samples Received: **April 22, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **May 10, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-DW02-028	EM 1615280	A	White compound	7		**ND**	0	100
		B	Pink/tan drywall w/ off white paint	93		**ND**	15	85
LGC-CT02-029	EM 1615281	A	Tan ceiling tile w/ white paint	100		**ND**	75	25
LGC-BB01-030	EM 1615282	A	Off white resinous material w/ white paint & white compound	100		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Chris Werre
Analyst / Data QA

Due Date: 4/27-4/29
Due Time: 11am

REI LAB Reservoirs Environmental, Inc.

5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV

After Hours Cell Phone: 720-339-9228

RES 348395

SUBMITTED BY:	INVOICE TO: (IF DIFFERENT)	CONTACT INFORMATION:
Company: Weston Solutions	Company:	Contact: Greg Geras
Address: 1435 Garrison St., Ste. 100	Address:	Phone: 303-801-7470
		Fax: 303-729-6101
		Cell/pager:
Project Number and/or P.O. #: 0003/1602-07		Contact:
Project Description/Location: Little Geysers Child Care Center/West Yellowstone, MT		Phone:
		Fax:
		Cell/pager:
	Final Data Deliverable Email Address: greg.geras@westonsolutions.com	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm

PLM / PCM / TEM ___ RUSH (Same Day) ___ PRIORITY (Next Day) X STANDARD (3-5 Day)
(Rush PCM = 2hr, TEM = 6hr.)

CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm

Metal(s) / Dust** ___ RUSH ___ 24 hr. X 3-5 Day 6264/22/16
RCRA 8 / Metals & Welding Fume Scan / TCLP** __RUSH (3 Day) __5 Day __10 Day
Organics ___ 24 hr. ___ 3 day ___5 Day

Prior notification is required for RUSH turnarounds.

MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm

E.coli and/or Coliforms* ___ 24-48 Hour Other: _____
Pathogens* ___ 24-48 Hour
Microbial Growth* ___ 5-10 Day
Legionella ___ 10 Day
Mold ___ RUSH ___24 Hr ___48 Hr ___3 Day ___5 Day

TAT dependent on speed of microbial growth.

Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.

Special Instructions:

REQUESTED ANALYSIS

PLM - Short report, Point Count, Long report, Qualitative
TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust), Quant, Semi-Quant, Micro-vac, ISO-Indirect Preps
PCM - 7400A, 7400B, OSHA
DUST - Total, Respirable
METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan, pH
ORGANICS - METH, TSS
MICROBIOLOGY
Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Camphlobacter: +/- or Quantification
E.coli and/or Coliforms: +/- or Quantification
Microbial Growth: Aerobic Plate Count ID, Bacteria or Y & M: +/- or Quantification
Legionella: +/- or Quantification
Other: Bioburden, LAL or Environmental
Mold: Spore Trap or Bulk: +/-, Identification, Quantification
SAMPLER'S INITIALS OR OTHER NOTES: GR/TC

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

	Client sample ID number (Sample ID's must be unique)	PLM	TEM	PCM	DUST	METALS	ORGANICS	MICROBIOLOGY	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
1	LGC-CD01-001	X								B	1	04/16/16		1615253
2	-002													4
3	-003													5
4	-CD02-004													6
5	-IN01-005													7
6	-IN02-006													8
7	-IN03-007													9
8	-CD02-008													60
9	-CP01-009													1
10	-010													2

Number of samples received: 30 (Additional samples shall be listed on attached long form.)

NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: Date/Time: 4/22/16 1100

Laboratory Use Only
Received By: Date/Time: 4/22/16 11am Carrier: Hand / FedEx / UPS / USPS / Drop Box / Courier

Sample Condition: On Ice Yes / No; Sealed Yes / No; Intact Yes / No
Temp. (F°) _____

Data Entry QA:	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials
	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials

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REI LAB

RES Job # 346395 Page 2 of 2

Submitted by: Western Solutions, Inc. / Greg Gergs

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Long report, Point Count	TEM - AHERA, Level II, 7402, ISO, +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY: Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Campylobacter: +/- or Quantification	MICROBIOLOGY: E.coli and/or Coliforms: +/- or Quantificatino	MICROBIOLOGY: Microbial Growth: Aerobic Plate Count ID, Bacteria or Y & M: +/- or Quantification	MICROBIOLOGY: Legionella: +/- or Quantification	MICROBIOLOGY: Other: Bioburden, LAL or Environmental	MICROBIOLOGY: Mold: Spore Trap or Bulk: +/- or Quantification	SAMPLER'S INITIALS OR OTHER NOTES: GRG/TC	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
11 LGC-CP01-011	X													B	1	6/16/16	1615263
12 LGC-WP01-012																	4
13 -DW01-013																	5
14 -DW01-014																	6
15 -WP01-015																	7
16 -DW01-016																	8
17 -LN01-017																	9
18 -CM01-018																	10
19 -WP01-019																	11
20 -FT01-020																	12
21 -DW02-021																	13
22 - -022																	14
23 - -023																	15
24 - -024																	16
25 -CT01-025																	17
26 -DW02-026																	18
27 -DW02-027																	19
28 -DW02-028																	20
29 -CT02-029																	21
30 -BB01-030	X													B	1	6/16/16	22
31																	
32																	
33																	
34																	
35																	
36																	
37																	
38																	
39																	
40																	
41																	

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

Split Sheet

Company: Weston RES: 348395 SEQ#: 2

Contact: Michael Cherny Due Date: 5-13-5-17

Date/Time: 5/16 4:45pm Time: 4:45p

EM Number	Analysis/Turnaround	Volume
16152260	pt ct 3-5 day	
1	↓	
2		
3		

SPLIT SHEET NEEDS TO BE SCANNED IN AND ATTACHED TO THE ORIGINAL COC FILE AND A COPY NEEDS TO BE GIVEN TO THE ANALYST.

PLEASE ENTER INTO TRACKER CORRECTLY.

Taken by: JC Analyst: Chris

Split Sheet

Company: Weston **RES:** 348395 **SEQ#:** 3

Contact: Greg G **Due Date:** ~~3/15~~ 5.13-5.17

Date/Time: 5/10/16 1pm **Time:** 1pm

EM Number	Analysis/Turnaround	Volume
1615257	pt ct 3-5day	

SPLIT SHEET NEEDS TO BE SCANNED IN AND ATTACHED TO THE ORIGINAL COC FILE AND A COPY NEEDS TO BE GIVEN TO THE ANALYST.

PLEASE ENTER INTO TRACKER CORRECTLY.

Taken by: DC **Analyst:** Chris

Reservoirs Environmental, Inc.

July 18, 2016

Subcontract Number: NA
Laboratory Report: RES 354508-2
Project # / P.O. # 20408.016.003.0321.00
Project Description: Little Geysers - Part 2

Greg Geras
Weston Solutions, Inc. (CO)
1435 Garrison St. Ste. 100
Lakewood CO 80215

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 354508-2 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Nicole Castillo

Nicole Castillo for
Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 354508-2**
Client: **Weston Solutions, Inc. (CO)**
Client Project Number / P.O.: **20408.016.003.0321.00**
Client Project Description: **Little Geysers - Part 2**
Date Samples Received: **July 01, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **July 18, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-CP01-031	EM 1661003	A	White compound	2		**ND**	0	100
		B	White compound w/ white paint	3	**Chrysotile**	**2**	0	98
					Point Count	**2.00**		
		C	White tape	4		**ND**	85	15
		D	White joint compound	5	**Chrysotile**	**4**	1	95
					Point Count	**3.75**		
		E	Light tan vermiculite	16		**ND**	0	100
		F	White/tan drywall	70		**ND**	40	60
LGC-CP01-032	EM 1661004	A	White plaster w/ white/multi-layered paint	36		**ND**	0	100
		B	Grayish white granular plaster	64		**ND**	TR	100
LGC-WP01-033	EM 1661005	A	White compound	32		**ND**	0	100
		B	White/tan drywall	68		**ND**	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 354508-2**
Client: **Weston Solutions, Inc. (CO)**
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Turnaround: **3-5 Day**
Date Samples Analyzed: **July 18, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-WP01-034	EM 1661006	A	White/tan drywall	3		**ND**	50	50
		B	White paint w/ white compound	7	**Chrysotile**	**TR**	0	100
					Point Count	**<0.25**		
		C	Grayish white granular plaster	43		**ND**	0	100
		D	White plaster w/ off white/multi-layered paint	47		**ND**	0	100
LGC-WP01-035	EM 1661007	A	White/tan drywall	5		**ND**	60	40
		B	White plaster w/ off white/multi-layered paint	35		**ND**	0	100
		C	Grayish white granular plaster	60		**ND**	TR	100
LGC-DW01-036	EM 1661008	A	White/tan drywall w/ white paint	100		**ND**	45	55
LGC-DW01-037	EM 1661009	A	White compound w/ white paint	12	**Chrysotile**	**3**	0	97
					Point Count	**2.50**		
		B	White/tan drywall	88		**ND**	20	80

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 354508-2**
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Client Project Description: **Little Geysers - Part 2**
Date Samples Received: **July 01, 2016**
Method: **EPA 600/R-93/116 - Point Count, Bulk**
Turnaround: **3-5 Day**
Date Samples Analyzed: **July 18, 2016**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
LGC-WP01-038	EM 1661010	A	Grayish white granular plaster	38		**ND**	0	100
		B	White plaster w/ off white/multi-layered paint	62		**ND**	0	100
LGC-WP01-039	EM 1661011	A	White/tan drywall	12		**ND**	65	35
		B	Grayish white granular plaster	38		**ND**	0	100
		C	White plaster w/ off white/multi-layered paint	50		**ND**	0	100
LGC-DW01-040	EM 1661012	A	White compound w/ white paint	32		**ND**	0	100
		B	Light pink/tan drywall	68		**ND**	50	50
LGC-WP01-041	EM 1661013	A	White plaster	40		**ND**	0	100
		B	Grayish white granular plaster	60		**ND**	0	100
LGC-WP01-042	EM 1661014	A	Grayish white granular plaster	35		**ND**	0	100
		B	White plaster w/ white/multi-layered paint	65		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Michael Scales
Analyst

Paul D. LoScalzo
Analyst / Data QA

7/7/16 - 7/11

Due Date: ~~7/7~~ 7/11

Due Time: 1425

Reservoirs Environmental, Inc.

REI LAB

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After Hours Cell Phone: 720-339-9228

RES 354508

INVOICE TO: (IF DIFFERENT)		CONTACT INFORMATION:	
Company: Weston Solutions	Company:	Contact: Greg Geras	Contact:
Address: 1435 Garrison St., Ste. 100	Address:	Phone: 303-801-7470	Phone:
		Fax:	Fax:
		Cell/pager:	Cell/pager:
Project Number and/or P.O. #: 20408.016.003.0321.00		Final Data Deliverable Email Address: greg.geras@westonsolutions.com	
Project Description/Location: Little Geysers - Part 2			

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm

PLM / PCM / TEM ___ RUSH (Same Day) ___ PRIORITY (Next Day) X STANDARD (Rush PCM = 2hr, TEM = 6hr.)

CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm

Metal(s) / Dust	___ RUSH ___ 24 hr. ___3-5 Day	**Prior notification is required for RUSH turnarounds.**
RCRA 8 / Metals & Welding Fume Scan / TCLP	___ RUSH ___ 5 day ___10 day	
Organics	___ 24 hr. ___ 3 day ___5 Day	

MICROBIOLOGY LABORATORY HOURS: Weekdays: 9am - 6pm

E.coli O157:H7, Coliforms, S.aureus	___ 24 hr. ___2 Day ___3-5 Day
Salmonella, Listeria, E.coli, APC, Y & M	___ 48 Hr. ___3-5 Day
Mold	___ RUSH ___24 Hr ___48 Hr ___3 Day ___5 Day

Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.

Special Instructions:

REQUESTED ANALYSIS

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Long report, Point Count	TEM - AHERA, Level II, 7402, ISO, +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY: Salmonella: +/-	MICROBIOLOGY: E.coli O157:H7: +/-	MICROBIOLOGY: Listeria: +/-	MICROBIOLOGY: Aerobic Plate Count: +/- or Quantification	MICROBIOLOGY: E.coli: +/- or Quantification	MICROBIOLOGY: Coliforms: +/- or Quantification	MICROBIOLOGY: S.aureus: +/- or Quantification	MICROBIOLOGY: Y & M: +/- or Quantification	MICROBIOLOGY: Mold: +/-, Identification, Quantification	SAMPLER'S INITIALS OR OTHER NOTES	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
1 LGC-CP01-031	X																	B	1	6/22/16		166103
2 -032	X																					04
3 -WP01-033	X																					05
4 -034	X																					06
5 -035	X																					07
6 -DW01-036	X																					08
7 -037	X																					09
8 -WP01-038	X																					10
9 -039	X																					11
10 -DW01-040	X																					12

VALID MATRIX CODES	
Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

Number of samples received: _____ (Additional samples shall be listed on attached long form.)

NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Date/Time: 7/11/16	Date/Time: 6/30/16 1425	Sample Condition: On Ice Yes / No; Sealed Yes / No; Intact (Yes) / No
Laboratory Use Only Received By:	Date/Time: 6/30/16 1425	Carrier: 7/11/16 hand	Temp. (F°) _____

Results:	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials
	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials

Reservoirs Environmental, Inc.
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RES Job # 35450 Page 2 of 2

Submitted by: Weston Solutions

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Long report, Point Count	TEM - AHERA, Level II, 7402, ISO, +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY: Salmonella: +/-	MICROBIOLOGY: E.coli O157:H7: +/-	MICROBIOLOGY: Listeria: +/-	MICROBIOLOGY: Aerobic Plate Count: +/- or Quantification	MICROBIOLOGY: E.coli: +/- or Quantification	MICROBIOLOGY: Coliforms: +/- or Quantification	MICROBIOLOGY: S.aureus: +/- or Quantification	MICROBIOLOGY: Y & M: +/- or Quantification	MICROBIOLOGY: Mold: +/- or Quantification	OTHER -	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
11 LGC-WP01-041	X																	B	1	6/22/16		1661013
12 ↓ - ↓ -042	X																	↓	↓	↓		14
13																						
14																						
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VALID MATRIX CODES: Air = A; Bulk = B; Dust = D; Paint = P; Soil = S; Wipe = W; Swab = SW; F = Food; Drinking Water = DW; Waste Water = WW; O = Other; **ASTM E1792 approved wipe media only**

LAB NOTES:

Split Sheet

Company: Weston RES: 39450 SEQ#: 2

Contact: Michael C Due Date: 7.21-7.25

Date/Time: 7/8/16, 1pm Time: 1pm

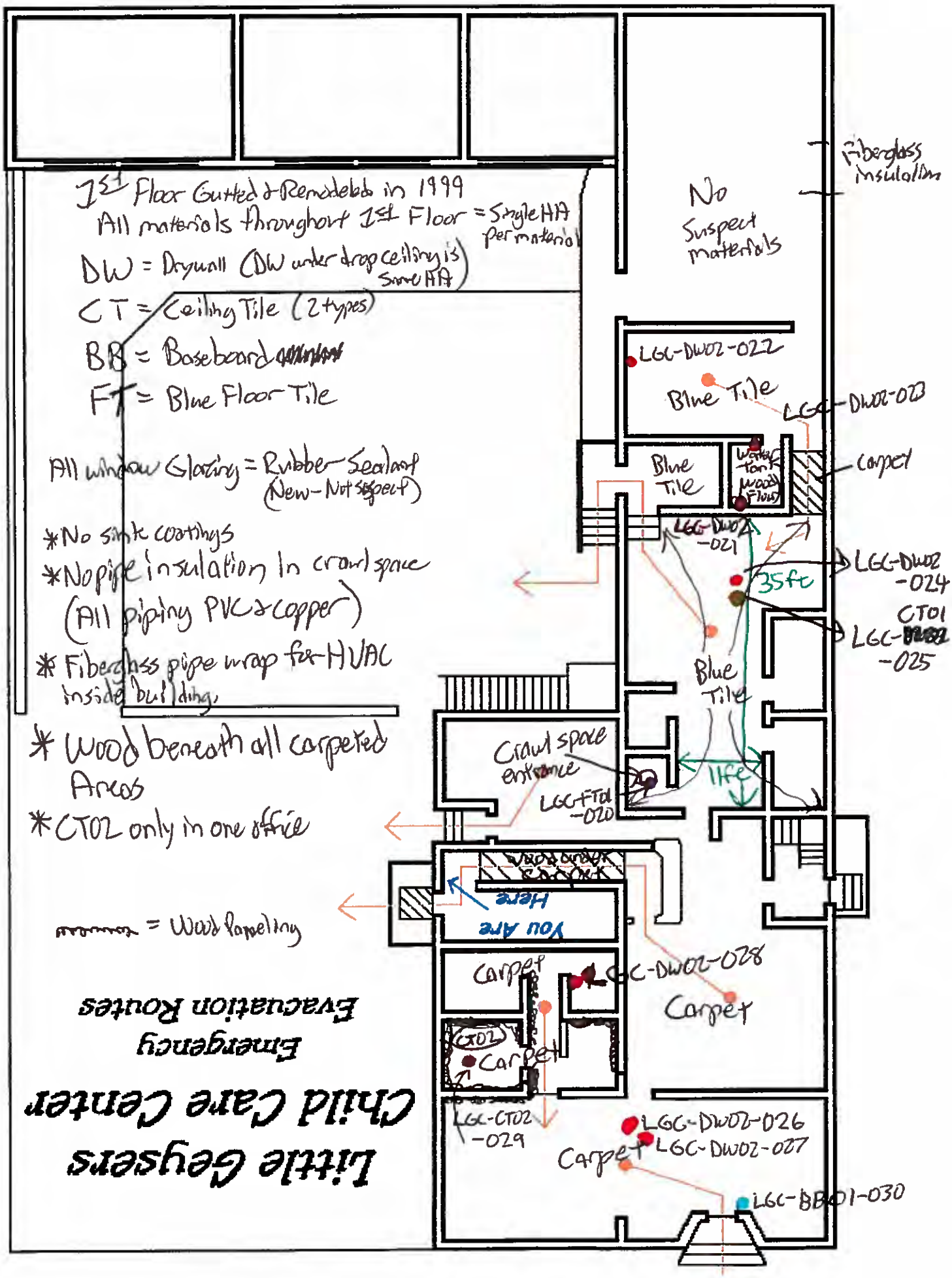
EM Number	Analysis/Turnaround	Volume
1661003	pt ct 35 day	31
6		34
9		37

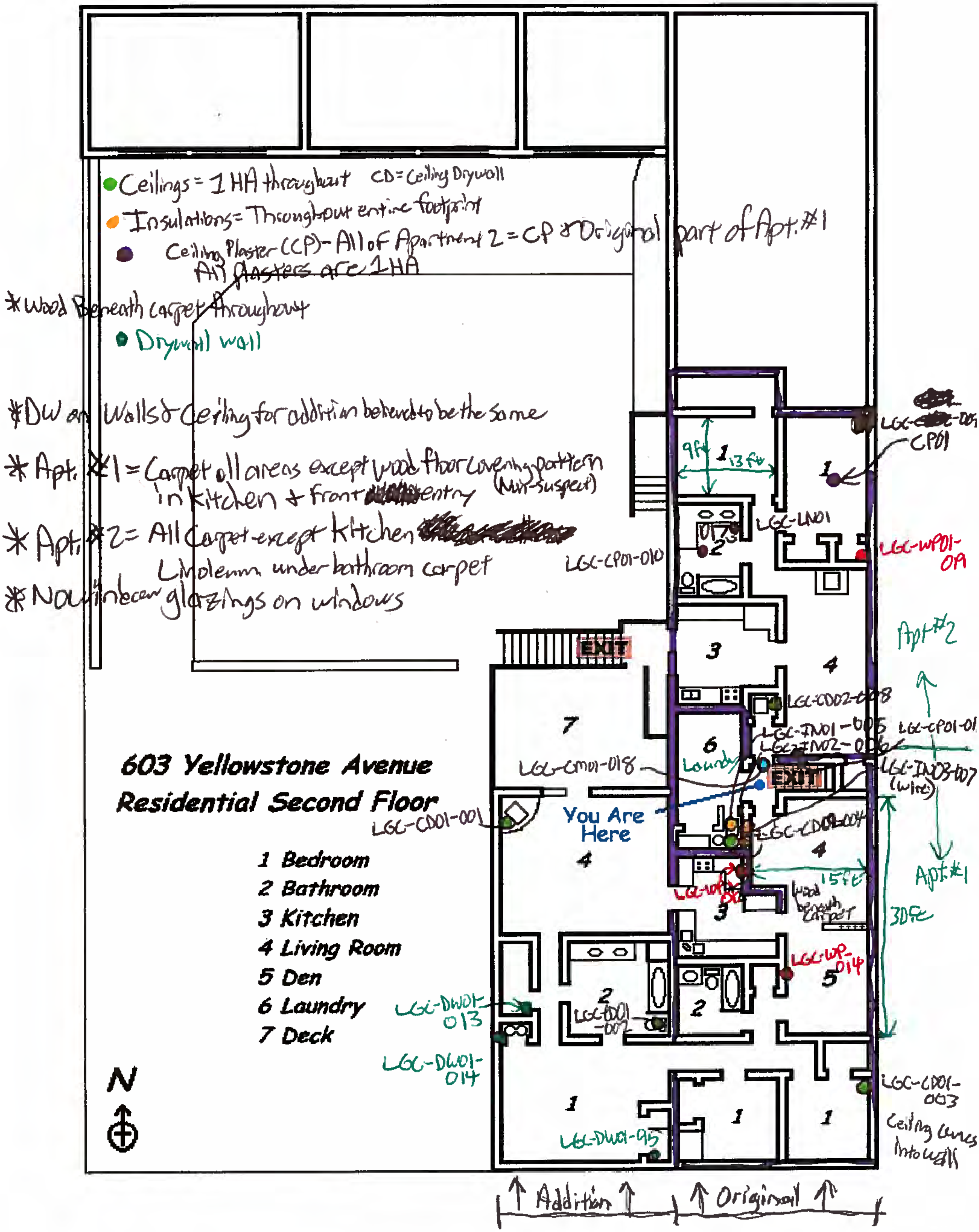
SPLIT SHEET NEEDS TO BE SCANNED IN AND ATTACHED TO THE ORIGINAL COC FILE AND A COPY NEEDS TO BE GIVEN TO THE ANALYST.

PLEASE ENTER INTO TRACKER CORRECTLY.

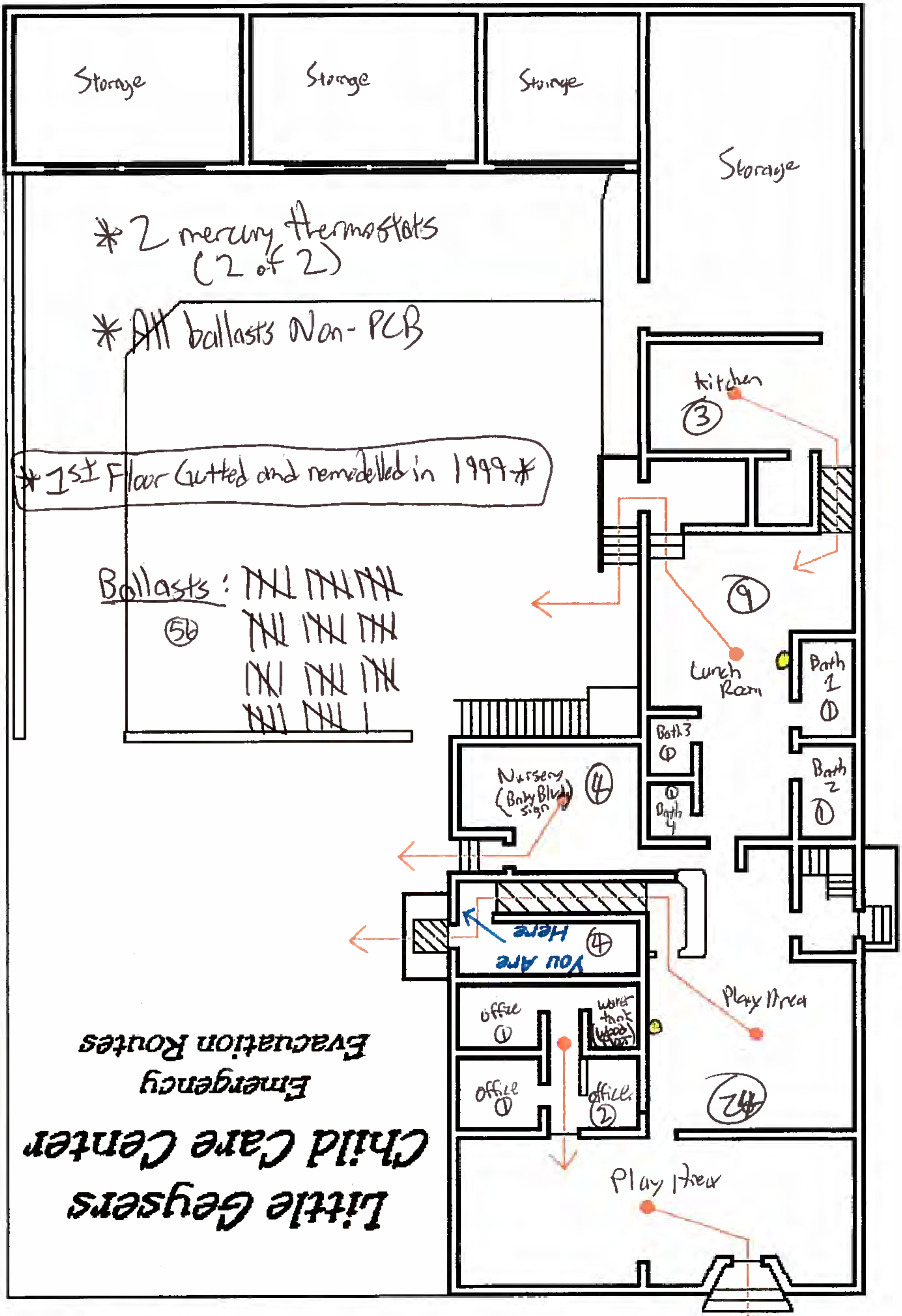
Taken by: DC Analyst: Miles.

APPENDIX C
FIELD SAMPLE LOCATION MAPS

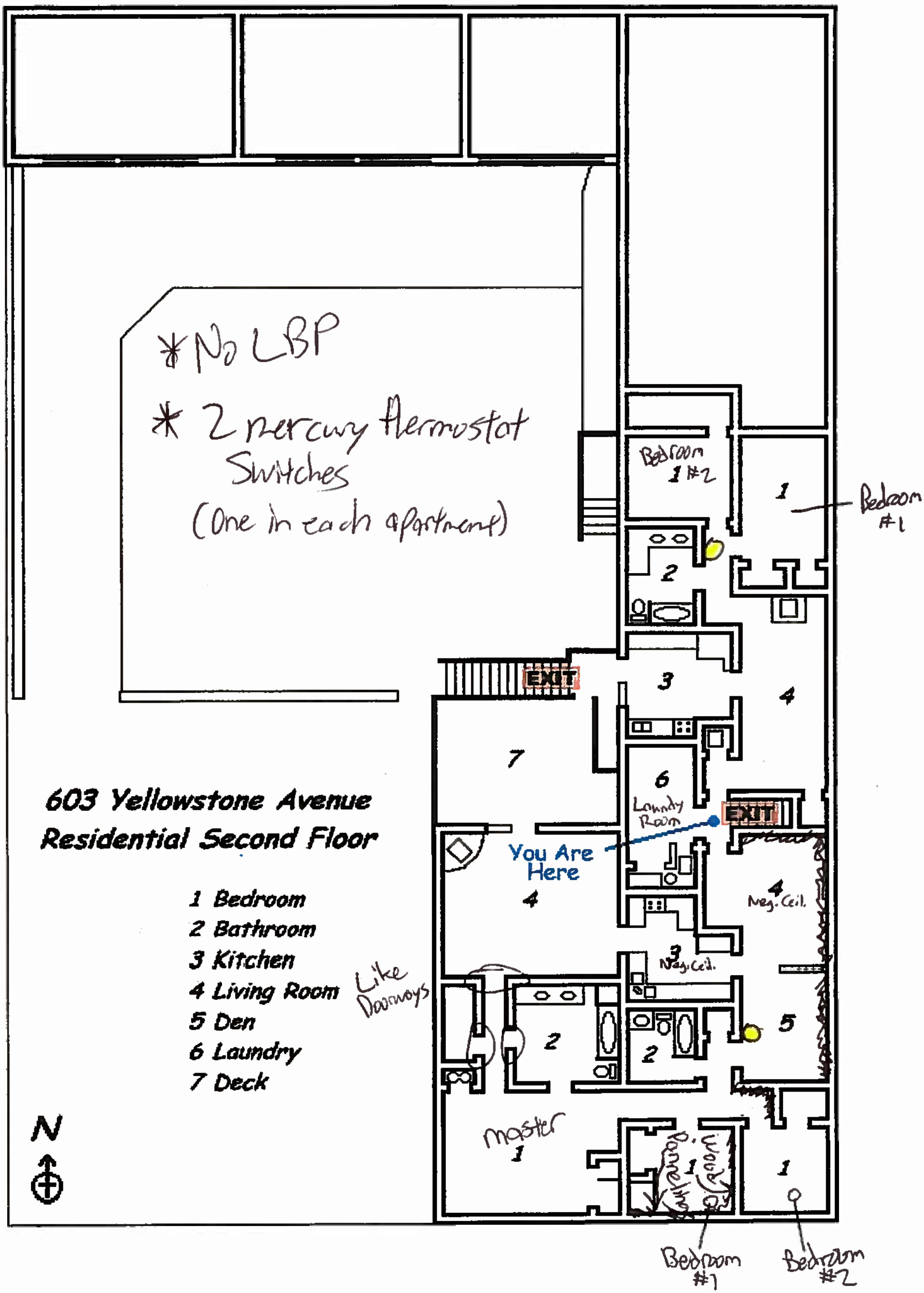

1st Floor Gutted & Remodeled in 1999
All materials throughout 1st Floor = Single HA per material
DW = Drywall (DW under drop ceiling is same HA)
CT = Ceiling Tile (2 types)
BB = Baseboard
FT = Blue Floor Tile
All window Glazing = Rubber Sealant (New - Not suspect)
*No sink coatings
*No pipe insulation in crawl space (All piping PVC & copper)
* Fiberglass pipe wrap for HVAC inside building
* Wood beneath all carpeted Areas
*CT02 only in one office
= Wood Paneling
Little Geysers
Child Care Center
Emergency Evacuation Routes
Fiberglass Insulation
No Suspect materials
LGC-DW02-022
Blue Tile
LGC-DW02-023
Blue Tile
Water tank
Wood Floor
Carpet
LGC-DW02-021
35ft
LGC-DW02-024
CT01
LGC-[redacted]-025
Blue Tile
Crawl space entrance
LGC-FT01-020
11ft
Wood Panel
Here
You Are
Carpet
LGC-DW02-028
Carpet
CT02
Carpet
LGC-CT02-029
LGC-DW02-026
LGC-DW02-027
Carpet
LGC-BB01-030



Ceilings = 1 HA throughout
CD = Ceiling Drywall
Insulations = Throughout entire footprint
Ceiling Plaster (CP) - All of Apartment 2 = CP & Original part of Apt. #1
All plasters are 1 HA
*Wood Beneath carpet throughout
Drywall wall
*DW on Walls & Ceiling for addition believed to be the same
*Apt. #1 = Carpet all areas except wood floor covering pattern in kitchen + front entry (Non-suspect)
*Apt. #2 = All Carpet except kitchen
Linoleum under bathroom carpet
*No window glazings on windows
603 Yellowstone Avenue
Residential Second Floor
1 Bedroom
2 Bathroom
3 Kitchen
4 Living Room
5 Den
6 Laundry
7 Deck
N
EXIT
You Are Here
Laundry
LGC-CP01-010
LGC-LN01
LGC-WP01-009
LGC-CP01
LGC-CD02-008
LGC-IN01-005
LGC-IN02-006
LGC-CP01-011
LGC-IN03-007 (wire)
LGC-CM01-018
LGC-CD01-001
LGC-CD01-004
LGC-WP-014
LGC-DW01-013
LGC-DW01-014
LGC-DW01-015
LGC-CD01-002
LGC-CD01-003
Ceiling carries into walls
Wood beneath carpet
9 ft
13 ft
15 ft
30 ft
Apt #2
Apt #1
Addition
Original



Storage
Storage
Storage
Storage
* 2 mercury thermostats (2 of 2)
* All ballasts Non-PCB
* 1st Floor Gutted and remodelled in 1999 *
Ballasts:
56
Kitchen
3
9
Lunch Room
Bath 1
1
Bath 3
1
Bath 4
1
Bath 2
1
Nursery (Baby Blvd sign)
4
You Are Here
4
Office
1
Office
1
Water tank (wood)
Office
2
Play Area
24
Play Area
Little Geysers
Child Care Center
Emergency
Evacuation Routes


*No LBP
* 2 mercury thermostat Switches
(One in each apartment)
603 Yellowstone Avenue
Residential Second Floor
1 Bedroom
2 Bathroom
3 Kitchen
4 Living Room
5 Den
6 Laundry
7 Deck
N
EXIT
EXIT
You Are Here
Laundry Room
Bedroom 1 #2
Bedroom #1
Like Doorways
Neg. Ceil.
Neg. Ceil.
master 1
Paneling
Wood
Bedroom #1
Bedroom #2

6/22/16 Sampling Mike + Greg

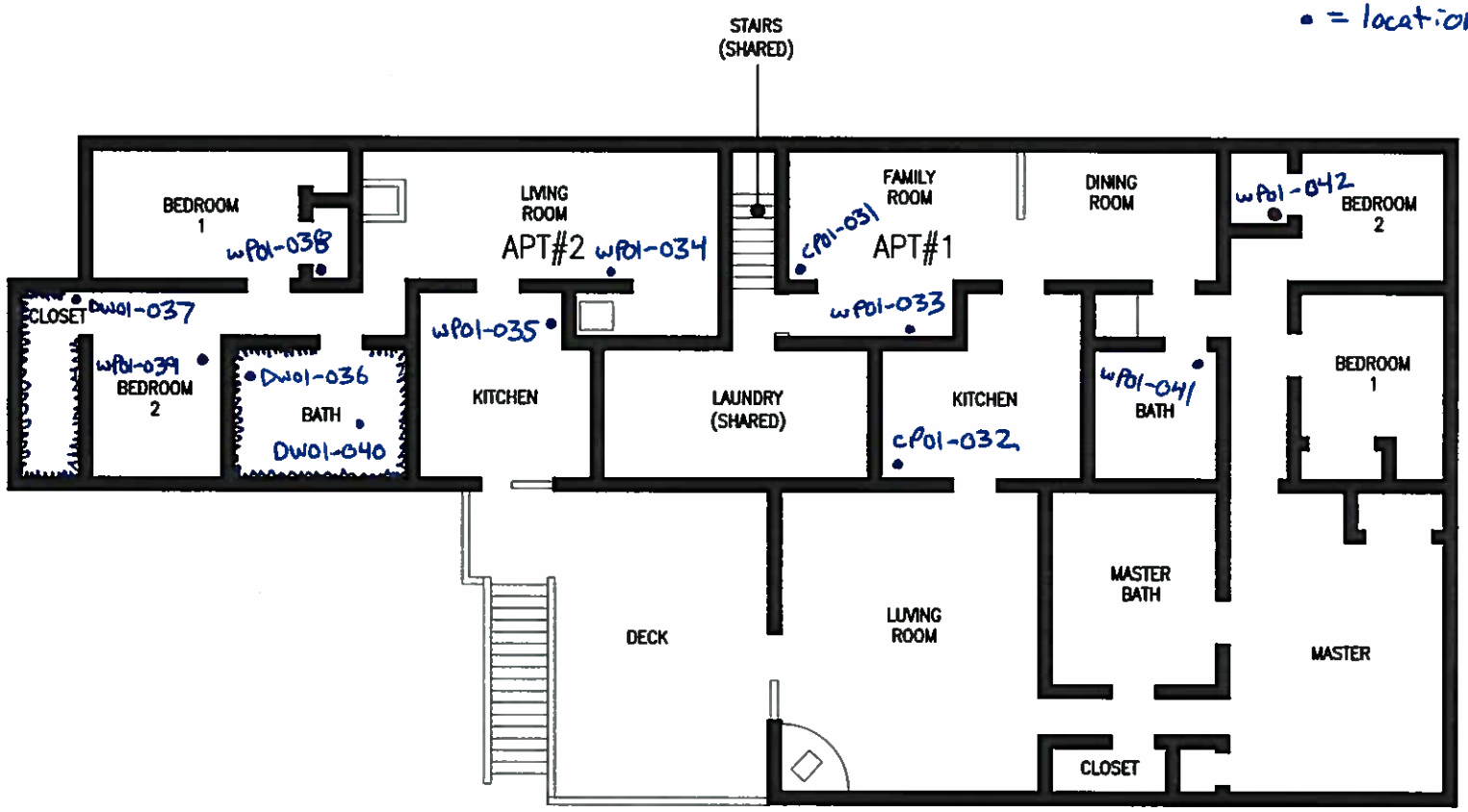
LEGEND:

ACM ASBESTOS CONTAINING MATERIAL

ACM SAMPLE LOCATION (APPROXIMATE)

ww = Drywall

• = location



Contract No.: EP-S8-13-01 TDD: 1503-08 TO: 0003	Prepared By: Weston Solutions, Inc. START IV Suite 100 1435 Garrison Street Lakewood, CO 80215	ACM SAMPLE LOCATION AND EXTENT LITTLE GEYSERS CHILD CARE CENTER 2ND FLOOR PLAN ASBESTOS SURVEY	DATE: 05/13/16 SCALE: N.T.S.	Figure